RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 30 A 10:25
TOWN OF LUDLOW

Town of Ludlow, Massachusetts

Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
November 3, 2026
5:30 P.M.

5:00 P.M. – EXECUTIVE SESSION – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – Fire Station VES Upgrade/Replacement Work.

Board to approve and sign minutes from Executive Session Meeting September 29, 2026.

Board to approve and sign minutes from Executive Session Meeting October 20, 2026.

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. – Joint Meeting – Finance Committee & School Committee.

6:45 P.M. – **PUBLIC HEARING** – Board of Assessors – Tax Classification Hearing.

CORRESPONDENCE

26-167 MMWEC – Notification of Routine Inspections on Natural Gas Pipeline Right of Way.

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 30 A 10: 25
TOWN OF LUDLOW

Town of Ludlow, Massachusetts

Office of the Select Board

26-168 Erin McMurray, MPH Shared Services Coordinator for Mill Towns Public Health – PHE Participating Municipality Statement of Commitment Annual Notification.

26-169 Mass DOT – Bridge Inspection Report Genovevo Drive/Minechoag Brook – August 13, 2026.

26-170 Andrew Loin Esq. – Request to be appointed to the Ludlow Zoning Board of Appeals.

26-171 Thomas Foye, Resident – Request for Road Repair & Safety Assessment.

UNFINISHED BUSINESS

Board to discuss and possibly vote on the updated Entertainment License (Continued from October 20, 2026).

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

NEW BUSINESS

Board to discuss Town Administrator Position.

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:

Friday, November 6th – Friends of the Celebrate Ludlow Committee – Frank Santos R Rated Hypnotist Fundraiser at Ludlow Polish American Citizens Club – 7:00 P.M.

Wednesday, November 11th – Town Hall Closed in Observance of Veterans Day.

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 30 A 10:25
TOWN OF LUDLOW

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

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

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

NEXT MEETING

Tuesday, November 17, 2026:
5:45 P.M. – Tapestry – To Request Opioid Funds
6:00 P.M. – Jakob Carvalho, Ludlow High School Golf Team member.

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.

MMWEC
MASSACHUSETTS MUNICIPAL WHOLESALE ELECTRIC COMPANY
Public Energy Partners

September 28, 2026

Town of Ludlow c/o Board of Selectman
488 Chapin Street
Ludlow, MA 01056

Dear Current Resident:

This is a courtesy letter to advise you that the Massachusetts Municipal Wholesale Electric Company (MMWEC) will be performing routine inspections on its' natural gas pipeline right of way. This work may occur across or adjacent to your property in Ludlow, MA.

This letter serves as notification that MMWEC will be conducting its 2026 4th quarter pipeline inspection during October, November and December of this year. MMWEC personnel will walk the entire length of the pipeline to perform the inspection. The leak detection survey involves MMWEC personnel walking the entire length of the pipeline with a contractor using a hand-held meter. MMWEC will be conducting inspections of test stations along its pipeline with a contractor during this fourth quarter as well.

This work is necessary to enable MMWEC to adequately inspect and maintain the pipeline and is required by federal and state regulations. We apologize for any inconvenience this may cause.

If you have any questions, please do not hesitate to contact me at 413-308-1259.

Sincerely,

Louis Gilli

Louis Gilli
EH&S Engineer

To: Town Administrator
Chief Financial Officer
Select Board Chair
Board of Health Chair
From: Erin McMurray, MPH Shared Services Coordinator for Mill Towns Public Health
Date: October 20, 2026
Subject: PHE Participating Municipality Statement of Commitment Annual Notification

Dear Town Leaders,

As you are likely aware, the Town of Ludlow is a member of a Shared Service Arrangement Mill Towns Public Health funded through a Public Health Excellence for Shared Services (PHE) Grant from the Office of Local and Regional Health (OLRH). Each participating community signed a Statement of Commitment affirming that your municipality understands and intends to:

- Work with the lead municipality/agency to ensure compliance with the scope of services for the Public Health Excellence Grant Program for Shared Services.
- Use funds provided under this program only to augment rather than replace current municipal funding for public health staff or services.
- Join only this one public health shared service arrangement.

Participating municipalities shall not use services and resources provided by the Public Health Excellence to supplant municipal funding to public health. However, municipalities may reallocate public health funds across budget-line items within the health department or board of health budget.

We thank you for your participation in the Public Health Excellence for Shared Services Grant Program and for helping your community expand and improve public health services. If you have any questions about the grant, the requirements, or our scope of work, please do not hesitate to contact Erin McMurray at emcmurray@ludlow.ma.us or Paulina Matusik at pmatusik@ludlow.ma.us.

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

October 20, 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-16-027 (BV4) GENOVEVO DR / MINECHOAG BROOK Dated: 08/13/26

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,

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

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
STRUCTURES INSPECTION FIELD REPORT
ROUTINE INSPECTION

2-DIST	B.I.N.	BR. DEPT. NO.
02	BV4	L-16-027

CITY/TOWN	8.-STRUCTURE NO.	11-Kilo. POINT	41-STATUS	90-ROUTINE INSP. DATE
LUDLOW	L16027-BV4-MUN-NBI	000.000	A:OPEN	AUG 13, 2026

07-FACILITY CARRIED	MEMORIAL NAME/LOCAL NAME	27-YR BUILT	106-YR REBUILT	YR REHAB'D (NON 106)
HWY GENOVEVO DR		1991	0000	0000

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

43-STRUCTURE TYPE	22-OWNER	21-MAINTAINER	TEAM LEADER J. Roy
107 : Concrete Frame	Town Agency	Town Agency	

107-DECK TYPE	WEATHER	TEMP. (air)	TEAM MEMBERS
1 : Concrete Cast-in-Place	MstlySunl	22°C	D. HEMING

ITEM 58 — DECK: 6

		DEF
1.Wearing Surface	5	M-P
2.Deck Condition	6	-
3.Stay in Place Forms	N	-
4.Curbs	7	-
5.Median	N	-
6.Sidewalks	N	-
7.Parapets	6	-
8.Railing	N	-
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
	75	75

APPROACHES

		DEF
a. Appr. pavement condition	5	M-P
b. Appr. Roadway Settlement	5	M-P
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: 6

		DEF
1.Stringers	N	-
2.Floorbeams	N	-
3.Floor System Bracing	N	-
4.Girders or Beams	N	-
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	N	-
10.Diaphragms/Cross Frames	N	-
11.Rivets & Bolts	N	-
12.Welds	N	-
13.Member Alignment	7	-
14.Paint/Coating	N	-
15.Rigid Frame	6	-

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: 6

	Dive	Cur		DEF
1. Abutments			6	
a. Pedestals	N	N		-
b. Bridge Seats	N	N		-
c. Backwalls	N	N		-
d. Breastwalls	N	6		-
e. Wingwalls	N	5		M-P
f. Slope Paving/Rip-Rap	N	N		-
g. Pointing	N	N		-
h. Footings	N	5		S-A
i. Piles	N	N		-
j. Scour	N	5		M-P
k. Settlement	N	7		-
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):* 6

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	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

ITEM 61 5

CHANNEL & CHANNEL PROTECTION

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

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

ITEM 61 (Dive Report): N *ITEM 61 (This Report):* 5

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

ITEM 36 *TRAFFIC SAFETY*

	36	COND	DEF
A. Bridge Railing	0	6	-
B. Transitions	0	7	-
C. Approach Guardrail	0	7	-
D. Approach Guardrail Ends	0	7	-

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	Y	Y
Inspector 50	N	N
Rigging	N	N
Staging	N	N
Traffic Control	N	N
RR Flagger	N	N
Police	N	N
Other:		

TOTAL HOURS 6

PLANS (Y/N): Y

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

TAPE#: _____

List of field tests performed:

RATING
Rating Report (Y/N): Y
Date: 06/01/2019
Inspection data at time of existing rating
I 58: 6 I 59: 6 I 60: 6 Date :08/01/2018

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

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

REASON: _____

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	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

REMARKS

BRIDGE ORIENTATION
Bridge carries Genevevo Road, east and west, over the Minechoag Brook which flows north to south.

The concrete rigid frames are numbered west to east. **See Sketches 1 & 2.**

Frame sections are numbered south to north, 1-5.

GENERAL REMARKS
Scour Monitoring:
A Drop Line Chart was added to this inspection to monitor the streambed. **See Chart 1.**

ITEM 58 - DECK

Item 58.1 - Wearing Surface
Hot mix asphalt (HMA) Wearing Surface has map cracking and longitudinal cracks up to 1/2" wide.

Wearing Surface as all four corners, adjacent to the approaches, has settlement up to 3" deep with patching. Patching has increased in sized since the last inspection. **See Photo 1.**

North Approach:
- West Approach has 6' wide x 14 long.
- East Approach has 6.5' wide x 14' long.

South Approach:
- West approach has 6' wide x 11' long.
- East approach has 6' wide x 11' long.

Item 58.2 - Deck Condition
Refer to Item 59.15. - Rigid Frame.

Item 58.7 - Parapets
Railing consists of Jersey style concrete barriers placed along the edges of the rigid frame.

Parapets have small 6" diameter spalls along the outer edges. **See Photo 2.**

All parapets have misalignment up to 1/2" both horizontally and vertically.

APPROACHES

Approaches a - Appr. pavement condition
East & West Approach roadways have cracking with asphalt patches and settlement at the outside deck ends. **See Photo 1.**

West Approach:
- Roadway has mapcracking & longitudinal cracking up to 1/2" wide.
- Has transverse cracking full width with void 3" wide x 1" long x 4" deep. **See Photo 3.**

Southwest Approach, at curb, has void 2' deep towards west wingwall and 8" deep towards roadway. **See Photos 1 & 4.**

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

REMARKS

Approaches b - Appr. Roadway Settlement
East & West Deck Ends, at all four corners, have moderate patched settlement up to 3" deep. **See Photos 1 & 5.**

East deck end, south side, has erosion & settlement with cracking 6' long x 3' wide x 3" deep. **See Photo 5.**

ITEM 59 - SUPERSTRUCTURE

Item 59.15 - Rigid Frame
Frames 1 & 2 walls have areas of spalling up to 4" with leakage at all joint sections. **See Photo 6.**

Frame 1:
- Underside, has minor water/rust stains along several of the joints.
- Along the joint between sections 2 & 3, has 11' long area of cracking & delamination. **See Photos 6 & 7.**
- Frame, has undermining with scaling 3" high x 4" wide. **See Photo 7.** Refer to Item 60.1.h - Footing.

Frame 2:
- Underside, has minor water/rust stains along the joints. **See Photo 8.**
- South Facia, has minor spalling.

ITEM 60 - SUBSTRUCTURE

Item 60.1 - Abutments
Item 60.1.d - Breastwalls
Refer to Item 59.15. - Rigid Frame.

Item 60.1.e - Wingwalls
Wingwalls have voids up to 20" with stones missing, popped out at all fours corners, this is causing voids & settlement of approaches & wearing surface. **See Photos 9 & 10.**

Northwest wingwall, has stone missing with void up to 10" diameter.

Southwest wingwall:
- Guardrail Post, 2nd from Bridge, underside has void 16" high x 18" wide with guardrail post floating. **See Photo 11.**
- Parapet, underside, outer 3' edge from frame, is fully undermined 3' long x 2' deep. **See Photos 10 & 11.**

Item 60.1.h - Footings
Frame 1:
- Southwest corner, Footing is exposed for a length of 17'. Maximum vertical exposure is 6" at the downstream face. **See Photo 12.**
- Southeast corner, top face exposed, 1' long.
- Rigid Frame, has undermining due to scaling 6" heigh x 5" wide 5' long with no exposed rebar. **See Photos 7 & 12.**

Frame 2:
- Southwest corner, Footing is exposed for a length of 9', with a maximum vertical exposure of 4" at the downstream face.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

REMARKS

- Exposed Footings have minor to moderate scaling/abrasion.

Item 60.1.j - Scour

Frame 1:

- Southwest corner, Footing is exposed for a length of 17'. Maximum vertical exposure is 6" at the downstream face. **See Photos 7 & 12.**
- Southeast corner, top face exposed, 1' long.

Frame 2:

- Southwest corner, Footing is exposed for a length of 9', with a maximum vertical exposure of 4" at the downstream face.

ITEM 61 - CHANNEL AND CHANNEL PROTECTION

Item 61.1 - Channel Scour

Frame 1:

- Southwest corner, Footing is exposed for a length of 17'. Maximum vertical exposure is 6" at the downstream face. **See Photo 12.**
- Southeast corner, top face exposed, 1' long.

Frame 2:

- Southwest corner, Footing is exposed for a length of 9', with a maximum vertical exposure of 4" at the downstream face.

Item 61.4 - Vegetation

North & South elevations have moderate to heavy vegetation growth. **See Photos 13 & 14.**

South elevation vegetation growth has been cut back from bridge. **See Photo 13.**

Item 61.7 - Aggradation

Upstream Channel has aggradation reducing flow openings by up to 50% forcing channel flow down frame 1. **See Photo 14.**

TRAFFIC SAFETY

Item 36a - Bridge Railing

Refer to Item 58.7. - Parapets.

Item 36b - Transitions

Transitions consist of steel W-beam guardrail on steel H-posts bolted to the Jersey barriers. **See Photo 1.**

Item 36c - Approach Guardrail

Approach guardrails consist of steel W-beam guardrail on steel H-posts.

Item 36d - Approach Guardrail Ends

Northeast & Northwest Approach guardrails have terminal ends.

Southeast & Southwest Approach guardrails are curved away from roadway with buried ends.

Sketch / Chart / Photo Log

Sketch 1 : Plan

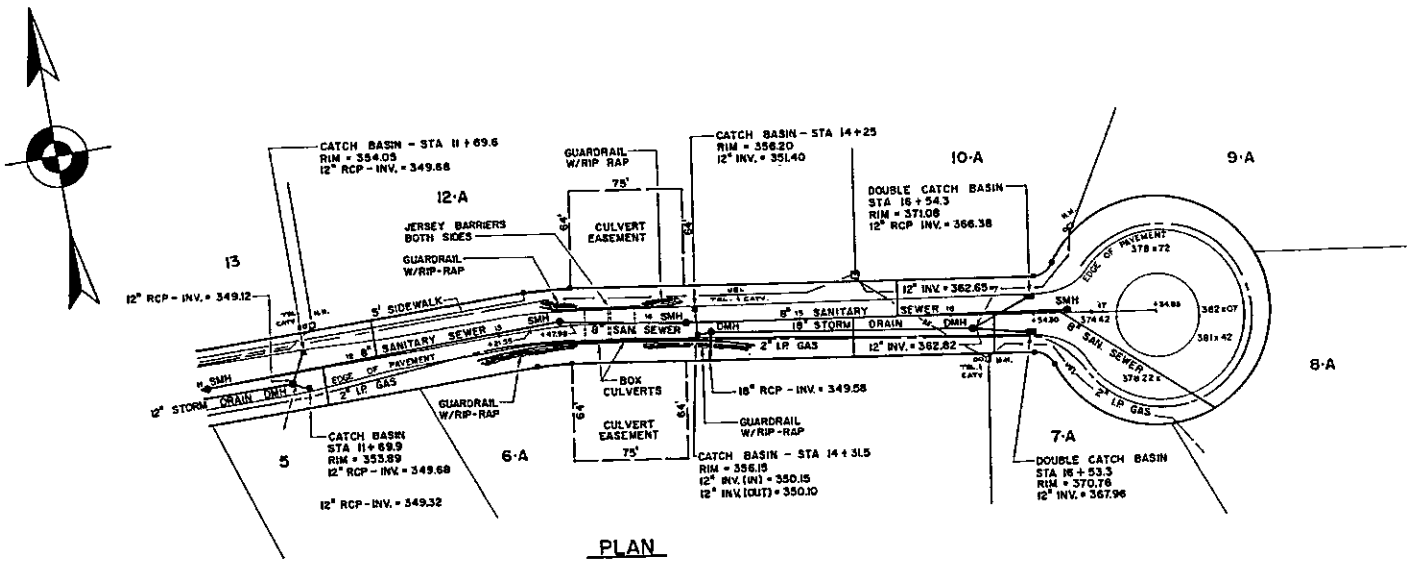
CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

REMARKS

Sketch 2 : Cross Section
Chart 1 : Drop Line Chart
Photo 1 : Wearing Surface at all four corners, adjacent to the approaches, has patching & settlement, up to 3" deep.
Photo 2 : Parapets have small spalls along the outer edges of the barriers.
Photo 3 : West Approach, North side, has transverse cracking full width with void.
Photo 4 : Southwest Approach, along curb has void towards west wingwall and towards roadway.
Photo 5 : West Deck End, south side, has erosion & settlement with cracking.
Photo 6 : Frame 1, underside between Sections 2 & 3 has water/rust stains and cracking along the joint.
Photo 7 : Rigid Frame, west side, is undermined with scaling.
Photo 8 : Frame 2, underside has minor water & rust stains between the joints.
Photo 9 : Southeast Wingwall has settlement with missing stones. Frame headwall has chipping.
Photo 10 : Southwest Wingwall has stones that have fallen out and are shifting.
Photo 11 : Guardrail Post, 2nd from Bridge, underside has void with guardrail post floating.
Photo 12 : Frame 1, southwest corner, footing is exposed for a length of 17'.
Photo 13 : Both elevations have minor to moderate vegetation growth.
Photo 14 : Upstream Channel has aggradation reducing openings by up to 50%.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

SKETCHES

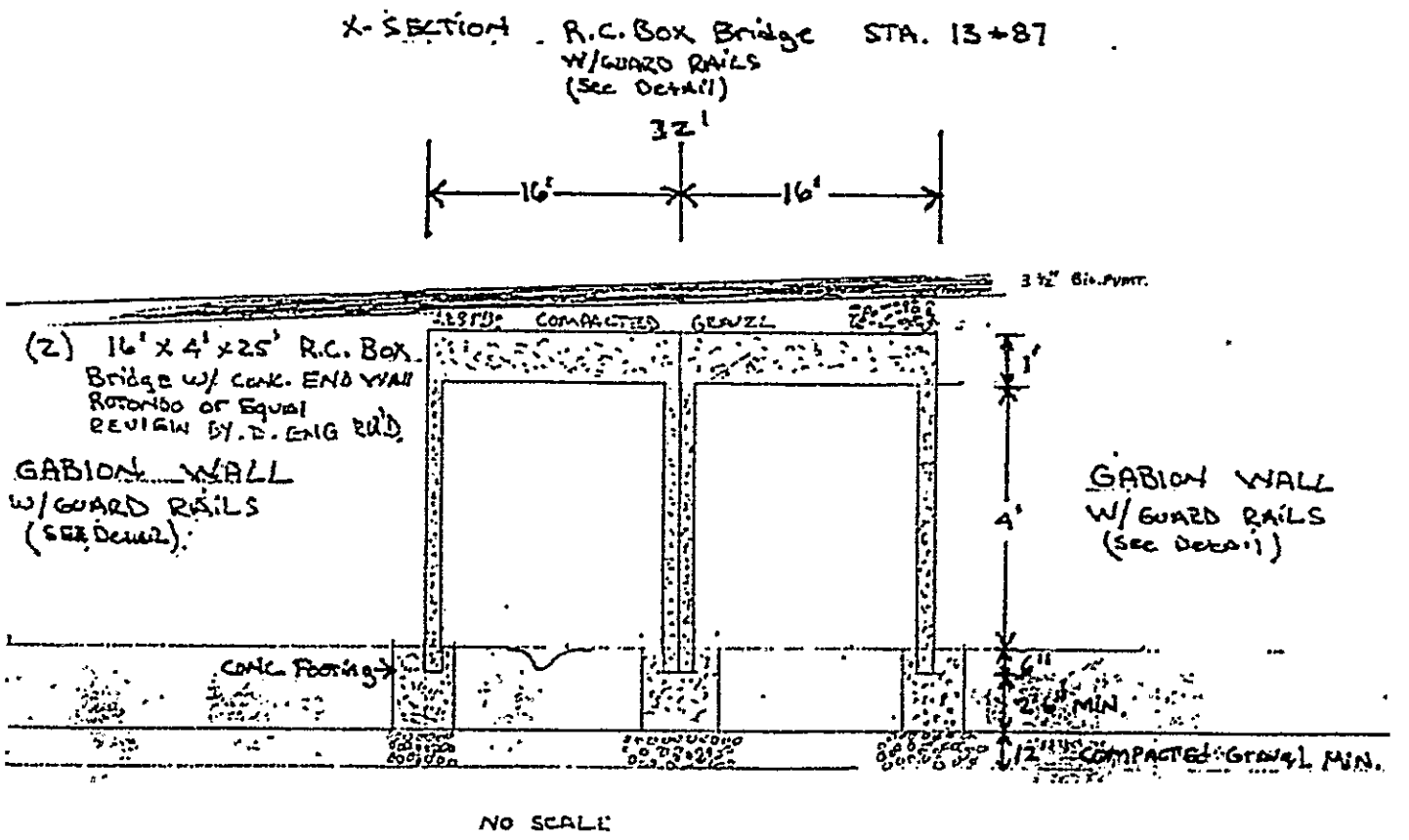


PLAN

Sketch 1: Plan

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

SKETCHES



NO SCALE

Sketch 2: Cross Section

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

CHARTS

Drop Line Monitoring Chart						
North Rail	8/12/2024	8/13/2026				
Frame 1: West Wall	8.0'	8.2'				
Frame 1: Center Wall	8.0'	8.0				
Frame 1: East Wall	7.6' Dry	7.5' Dry				
Frame 2: West Wall	6.9' Dry	7.5' Dry				
Frame 2: Center Wall	7.5' Dry	7.9' Dry				
Frame 2: East Wall	8.3'	7.5' Dry				
South Rail						
Frame 1: West Wall	9.0'	9.3'				
Frame 1: Center Wall	9.2'	9.1'				
Frame 1: East Wall	9.0'	9.1' Dry				
Frame 2: West Wall	8.0' Dry	8.9'				
Frame 2: Center Wall	8.0' Dry	8.0' Dry				
Frame 2: East Wall	9.1'	8.0' Dry				

Notes:

1. All measurments are taken from the top of the Barrier style bridge rail to the streambed.
2. If the reading was on dry land, the notation "Dry" is next to the reading.

Chart 1: Drop Line Chart

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 1: Wearing Surface at all four corners, adjacent to the approaches, has patching & settlement, up to 3" deep.

Photo 2: Parapets have small spalls along the outer edges of the barriers.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 3: West Approach, North side, has transverse cracking full width with void.

Photo 4: Southwest Approach, along curb has void towards west wingwall and towards roadway.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 5: West Deck End, south side, has erosion & settlement with cracking.

Photo 6: Frame 1, underside between Sections 2 & 3 has water/rust stains and cracking along the joint.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 7: Rigid Frame, west side, is undermined with scaling.

Photo 8: Frame 2, underside has minor water & rust stains between the joints.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 9: Southeast Wingwall has settlement with missing stones. Frame headwall has chipping.

Photo 10: Southwest Wingwall has stones that have fallen out and are shifting.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 11: Guardrail Post, 2nd from Bridge, underside has void with guardrail post floating.

Photo 12: Frame 1, southwest corner, footing is exposed for a length of 17'.

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	BV4	L-16-027	L16027-BV4-MUN-NBI	AUG 13, 2026

PHOTOS

Photo 13: Both elevations have minor to moderate vegetation growth.

Photo 14: Upstream Channel has aggradation reducing openings by up to 50%.

Andrew J. Loin, Esq.
AndrewJLoin@gmail.com – 774-239-5028
Ludlow, MA 01056 – Massachusetts BBO #715407

October 25, 2026

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

Dear Members of the Select Board:

I am writing to express my interest in serving as a member of the Town of Ludlow Zoning Board of Appeals. As a Ludlow resident and practicing real estate attorney, I would welcome the opportunity to contribute my professional experience and legal knowledge to the community in which I live.

I currently practice as an associate attorney at Bulkley Richardson and Gelinas, LLP in Springfield, Massachusetts, where my work focuses primarily on commercial and residential real estate matters. My practice regularly involves interpreting zoning regulations, reviewing land use restrictions, evaluating property rights, and advising clients on complex real estate transactions. In addition to my professional practice, I have a particular academic interest in municipal land use law. In May 2024, my article, *"Evaluating De Novo Review of Municipal Land-Use Decisions in New England: The Consequences of Starting Anew,"* was published in *The Urban Lawyer,* a legal journal focused on state and local government law. The article examines the judicial review of municipal land use decisions throughout New England, further strengthening my understanding of the legal principles what happens when local zoning decisions.

Having recently purchased a home in Ludlow, I am particularly interested in becoming more involved in local government and contributing to the Town's continued growth and development. I appreciate the important role the Zoning Board of Appeals plays in ensuring the fair and consistent application of zoning regulations while balancing individual property rights with the broader interests of the community. I believe my professional background, legal research experience, and ability to objectively evaluate complex issues would allow me to make meaningful contributions to the Board.

I would be grateful for the opportunity to serve the Town of Ludlow in this capacity and would welcome the chance to discuss my qualifications further. Thank you for your time and consideration.

Sincerely,

/s/ Andrew J. Loin, Esq.

FORMAL REQUEST FOR ROAD REPAIR AND SAFETY ASSESSMENT

TO: Jamie Tomas, Director of Public Works

William Rosenblum, Select Board Chair

Members of the Ludlow Select Board

Town of Ludlow, Massachusetts

REGARDING: Urgent Accessibility Hazards, Proper Traffic Calming Alternatives, and Lack of Maintenance on Loopley Street

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 (MGL)**:

1. Statutory Duty to Maintain Public Ways (MGL c. 84, § 1)

Under MGL Chapter 84, Section 1, the Town of Ludlow is legally mandated to keep town ways in good repair at the municipality's expense. The statute dictates that roads must be *'reasonably safe and convenient for travelers... at all seasons.'* A road surface intentionally left unmaintained or poorly patched so that a resident using a rollator cannot safely navigate it fails to meet the legal threshold of being 'reasonably safe and convenient' for all lawful users.

2. Municipal Liability for Public Way Defects (MGL c. 84, § 15)

Pursuant to MGL Chapter 84, Section 15, the town is held legally and financially accountable if a failure to adequately maintain a way results in injury. Massachusetts courts recognize a 'defect' as any condition that renders a way unsafe or inconvenient for ordinary travel. The jarring, bumpy nature of the improperly repaired potholes along this stretch constitutes an actionable defect, especially given the total absence of a separate pedestrian sidewalk.

3. Formal Establishment of Notice and Deferral Liability

To enforce municipal liability under state law, a town must have explicit notice of the defect and a reasonable opportunity to correct it. **This document serves as formal, written notice to the Town of Ludlow** that both the lack of sidewalks and the dangerous, bumpy patch repairs on Loopley Street are actively forcing mobility-impaired pedestrians into unstable situations. Continued failure to execute proper, flat repaving exposes the municipality to direct liability under the statute should an incident occur.

4. Pedestrian Protections and Equal Access (MGL c. 89, § 11)

State public safety guidelines emphasize safeguarding vulnerable road users. By leaving Loopley Street without sidewalks and filling potholes with substandard, bumpy paving material, the current infrastructure fails to provide the basic structural layout required to protect pedestrians executing their lawful right of travel under MGL Chapter 89, Section 11.

Conclusion & Requested Action

Because this stretch serves as a vital pedestrian link to critical healthcare and commercial services at CVS, the current state of the road surface poses an immediate barrier to safe, equal access. Traffic calming should be achieved through authorized engineering methods like speed bumps, not through the active degradation of our neighborhood's infrastructure.

We respectfully request that the Department of Public Works schedule an immediate overlay or proper remediation of the uneven asphalt, and coordinate with the Ludlow Safety Committee to implement legitimate traffic-calming measures alongside a long-term pedestrian safety plan for this corridor.

Sincerely,

Thomas P. Joyce

[Your Name / The Residents of Loopley Street]

Amy Kurtz

From: Jamie Tomas
Sent: Monday, October 26, 2026 1:18 PM
To: Amy Kurtz
Subject: RE: Request for Road Repair

We are thinking of doing that stretch of Loopley St. and all of Harding St. from Center all the way back. Dunkin is planning a big renovation starting November I heard and will address the area once completed.

Thanks
Jamie-DPW

From: Amy Kurtz <akurtz@Ludlow.ma.us>
Sent: Monday, October 26, 2026 1:12 PM
To: Jamie Tomas <JTomas@ludlow.ma.us>
Subject: RE: Request for Road Repair

Ya no kidding ... lol
It was signed by Tom Foye (95 Loopley Street). No phone # though.
I knew it would be on the list 😉 I'll let the SB know !

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

From: Jamie Tomas <JTomas@ludlow.ma.us>
Sent: Monday, October 26, 2026 1:09 PM
To: Amy Kurtz <akurtz@Ludlow.ma.us>
Subject: RE: Request for Road Repair

Hello,

Chat GPT is very scary technology! Unless I missed it, contact information would be nice so I could explain. We have this section of road on the radar for paving in the very near future.

Thanks
Jamie-DPW

From: Amy Kurtz <akurtz@Ludlow.ma.us>
Sent: Monday, October 26, 2026 10:41 AM
To: Jamie Tomas <JTomas@ludlow.ma.us>
Subject: Request for Road Repair

Hi Jamie
This will be on the SB Agenda for November 3rd.

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

INFORMATION

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

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 15 P 3:07
TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, November 12, 2026, at 7:00 p.m.** on the application of Meagan Goncalves of **39 Parkview Street,** Ludlow, MA (Assessors' Map 16D, Parcel 11) for: **office for landscaping business**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, December 10, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **10/28/26** & **11/04/26** 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 PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 20 A 9:03
TOWN OF LUDLOW

LEGAL NOTICE – SITE PLAN

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, November 12, 2026, at 7:10 p.m.** on the application of Baystate Developers, Inc. c/o Dinis Baltazar for the property located at **0 Meadow Street, Ludlow, MA (Assessors' Map 14B, Parcel 125)** for the purpose of: construction of five (5) duplex residential buildings with associated site improvements.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, December 10, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **10/28/26** & **11/04/26** 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

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 19 A 11:30
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, November 4, 2026,** at **6:30 p.m.** on the **Abbreviated Notice of Resource Area Delineation** application of S and C Investors, LLC, c/o Carlos Goncalves, for the property located at **0 Center Street (Assessors' Map 33, Parcels 78A & 78B)**. The subject of the hearing is: confirm wetland boundary.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, December 2, 2026.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, October 28, 2026.**

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

TOWN OF LUDLOW · MASSACHUSETTS
INCORPORATED 1774
HONOR
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
SERVING THOSE WHO SERVED

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

TOWN OF LUDLOW
FRIENDS OF
CELEBRATE
LUDLOW
1774
LUDLOW, MA | NOVEMBER 6TH
7PM SHOW
FRANK SANTOS
R-RATED
HYPNOTIST
Ludlow Polish American Citizens Club
Sponsored By Ludlow Polish American Bingo Committee
Bring your own Meal/ Cash Bar/ 50/50 Raffle 18 PLUS
FC
venmo
WWW.FRANKSANTOS.COM
Tickets Contact John 413 433-1901
$25/person Cash or Venmo

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

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

FOOD TRUCKS!
- ✻ Kettle Corn & more

ALL EVENTS ARE HAPPENING OUTDOORS!

STAY WARM OUTSIDE AROUND OUR BURN BARRELS!

LUDLOW HOCKEY ASSOCIATION!
- ✻ Hockey Shoot-Out

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