



Town of Ludlow, Massachusetts
Office of the Select Board

RECEIVED
TOWN CLERK'S OFFICE
2026 MAR 12 P 12: 11
TOWN OF LUDLOW

AGENDA
SELECT BOARD
Select Board's Conference Room
March 17, 2026
5:30 p.m.

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 P.M. – CALL TO ORDER/PLEDGE OF ALLEGIANCE

5:30 – 5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – **PUBLIC HEARING** – Pioneer Valley Planning Commission – Proposed FY26 CDBG Application.

6:15 P.M. – **PUBLIC HEARING** – Eversource Pole Hearing – 156 Poole Street.

CORRESPONDENCE

26-027 Melanie Trexler – Letter of Resignation from the Celebrate Ludlow Committee.

26-028 Kara Jorge – Letter of Resignation from the Celebrate Ludlow Committee.

26-029 Penny Lebel – Letter of Resignation from the Conservation Commission. Board to post the vacancy.

26-030 Commonwealth of Massachusetts Office of the Governor – Informing the Board of Ludlow's Chapter 90 apportionment for FY27 is \$1,093,781.27.



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TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

26-031 MMWEC – Herbicide Application Notice.

UNFINISHED BUSINESS

Board to discuss FY27 Budget Proposal (continued from March 3, 2026).

NEW BUSINESS

Board to declare 63 Chestnut Street, 54 Winsor Street and 0 Chestnut Street as surplus property.

Board to discuss and possibly approve repair or replacement of the roof at the Gazebo.

Board to sign alteration of premises liquor license for Tin Cup Facilities dba The Lighthouse, previously approved by the Board on December 16, 2025.

Board to discuss, and possibly vote to sign and submit, a letter of support seeking Congressionally Directed Spending for the Veterans Park Rehabilitation Project.

TOWN ADMINISTRATOR'S REPORT

BOARD UPDATES /MISC

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

Event Calendar:

Monday, March 23rd – Town Election

Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.

TOWN OF LUDLOW

Public Hearing –Tuesday, March 17, 2026
5:45 PM Town Hall
488 Chapin Street, Ludlow, MA

Proposed FY26 CDBG Application

The Ludlow Board of Selectmen will conduct a public hearing on **March 17, 2026, at 5:45 PM** at the Town Hall, 488 Chapin Street, Ludlow, MA and via cable television or live stream. Instructions are available on the town's website.

The public is encouraged to attend this hearing to discuss the Town's FY26 application to the Massachusetts Executive Office of Housing and Livable Communities for up to \$950,000 in available Community Development Block Grant Funds. All persons with questions or comments regarding the grant application will have an opportunity to be heard. Those unable to attend can send written comments to the Ludlow Town Administrator, 488 Chapin Street, Ludlow, MA 01056, Attn: Marc Strange

The Town is encouraging input on community needs and projects which would benefit from grant funding. The projects currently being considered are an Infrastructure Improvement Design in the area of Rogers Avenue, Chmura and Joy Streets, a Housing Rehabilitation Assistance Program and funding for Public Social Service Programs, which may include a domestic violence prevention program. Additional projects may be discussed and may be included in the grant application.

The Town Hall is handicapped accessible. Persons who require special accommodations for the hearing should contact the town at least one week prior to the hearing date at (413)-583-5600 ext. 0. For further information contact Evan Mastroianni at PVPC at (413) 781-6045 or emastroianni@pvpc.org.

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PETITION FOR POLE AND WIRE LOCATIONS

FEB 04 2026

SELECT BOARD
LUDLOW, MA 01056

To the Town of Ludlow, Massachusetts

EVERSOURCE requests permission to locate a line of poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

POOLE ST

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL 1 NEW JOINTLY OWNED MIDSPAN POLE...THE POLE IS REQUESTED TO ADDRESS A VERY LONG SPAN AND ALLOW FOR NEW CONDUCTOR INSTALLATION. NEW CONDUCTOR WILL BE INSTALLED ALONG POOLE ST WITH THE AIM OF IMPROVING RELIABILITY.

Drawing # 18728014

Wherefore it prays that after due notice and hearing as provided by law, let it be granted a location for and permission to construct and maintain a line of poles, wires and cables, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith and made a part hereof marked 18728014.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said pole for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

EVERSOURCE

Kevin Bournival

By _____
Kevin Bournival, Technician
Kevin.bournival@eversource.com

RECEIVED

FEB 04 2026

SELECT BOARD
LUDLOW, MA 01056

ORDER FOR POLE AND WIRE LOCATIONS

By the Board of Selectmen of the Town of Ludlow, Massachusetts.

Notice having been given and a public hearing being held, as provided by law,

IT IS HEREBY ORDERED:

That EVERSOURCE be and it is hereby granted a location for and permission to construct and maintain a line of poles, wires and cables, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way hereinafter referred to as requested in petition of said Company dated the 23RD day of January 2026.

All construction under this order shall be in accordance with the following conditions:

Poles should be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked Drawing # 18728014 filed with and made a part of said petition. There may be attached to said poles not to exceed 20 wires and 2 cables, and all said wires and cables shall be placed at a height of not less than 18 feet from the ground.

The following is the public way along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

POOLE ST

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL 1 NEW JOINTLY OWNED MIDSPAN POLE. THE POLE IS REQUESTED TO ADDRESS A VERY LONG SPAN AND ALLOW FOR NEW CONDUCTOR INSTALLATION. NEW CONDUCTOR WILL BE INSTALLED ALONG POOLE ST WITH THE AIM OF IMPROVING RELIABILITY.

Drawing # 18728014

Also, that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or

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FEB 04 2026

SELECT BOARD
WILSON 01056

intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

FEB 04 2026

SELECT BOARD
LUDLOW, MA 01056

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Ludlow, Massachusetts held on the ___ day of _____, 2026.

Clerk of Selectmen

We hereby certify that on _____ 2026 at _____ o'clock __M, at _____ a public hearing was held on the petition of EVERSOURCE for permission to construct the line of pole(s), wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the way upon which the Company is permitted to construct the line of poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

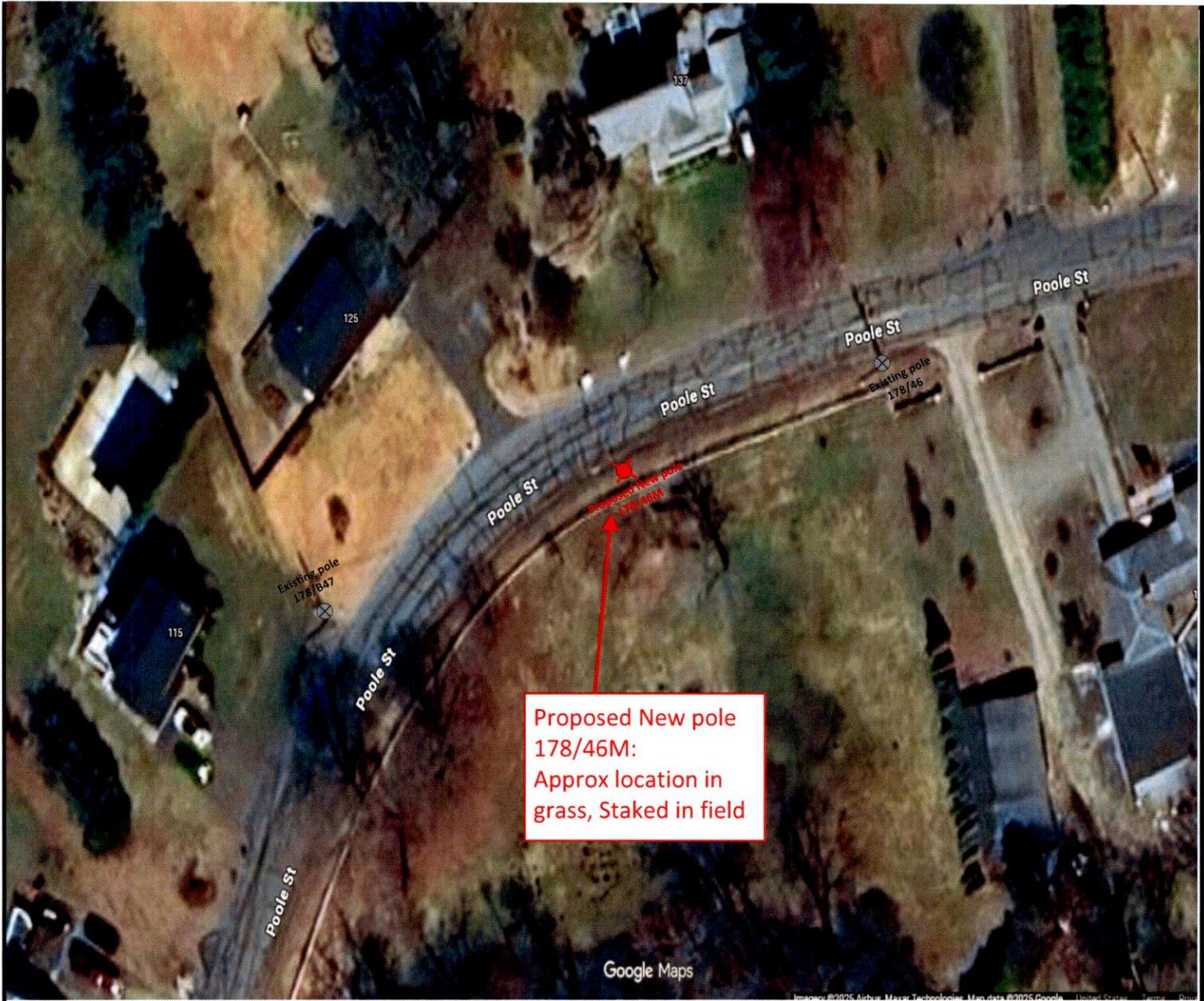
Selectmen of the Town of Ludlow, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order adopted by the Board of Selectmen of the Town of Ludlow, Massachusetts, on the ___ day of _____, 2026, and recorded with the records of location orders of said City, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General laws and any additions thereto or amendments thereof.

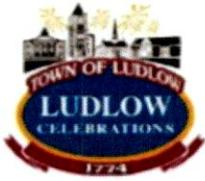
Attest:

Town Clerk



Purpose and Description:

Eversource is requesting Permission to install 1 new Jointly owned midspan pole
The pole is requested to address a very long span and allow for new Conductor installation;
New conductor will be installed along Poole Street with the aim of improving reliability



February 10, 2026

Hello Celebrate Ludlow Committee Members,

The Town of Ludlow recognizes you as a member of the Celebrate Ludlow Committee but many were never officially sworn in for this past year. Many have not attended meetings and/or have actively been a contributing member of the committee for some time. This is problematic with following Massachusetts Open Meeting Law rules and establishing a quorum.

Please indicate below if you are still interested in being a member of this committee or not. Then sign and send it back via this email or mail it in to the address listed below. If we do not hear back from you by March 1, 2026, we will assume you are not interested in being an active member and you will be removed from the committee.

We thank you for your past involvement with the Celebrate Ludlow Committee. We look forward to creating some amazing events for our community.

Sincerely,

The Celebrate Ludlow Committee
488 Chapin Street, Ludlow, MA 01056 Attn: Celebrate Ludlow
Email address: Ludlowma250@gmail.com

Name: Melanie Tiexler

Yes! Count me in as an official, active, and involved committee member. If I have not yet done so, I will go to the town clerk's office to be sworn in by the end of March 2026. *

No, I no longer wish to be an official committee member with voting rights, but I will be happy to assist in volunteering for planned town events as time permits, so please keep me informed of meetings and events. **

No, thank you. I no longer wish to be on the Celebrate Ludlow committee. I will send in a letter of resignation to the Select Board before the end of March 2026. ***

*You will agree to be an official and active member of the committee with voting rights, attend scheduled meetings, and participate in planning and working on events that the committee hosts throughout the year.

**You will agree to be a volunteer on the Celebrate Ludlow Committee and help with the events throughout the year without being an officially sworn in committee member that has voting rights.

***You will be removed from the Celebrate Ludlow Committee per your request.

If further information is needed, please send email to: Ludlowma250@gmail.com



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We thank you for your past involvement with the Celebrate Ludlow Committee. We look forward to creating some amazing events for our community.

Sincerely,

The Celebrate Ludlow Committee
488 Chapin Street, Ludlow, MA 01056 Attn: Celebrate Ludlow
Email address: Ludlowma250@gmail.com

.....

Name: Kara Jorge

[] Yes! Count me in as an official, active, and involved committee member. If I have not yet done so, I will go to the town clerk's office to be sworn in by the end of March 2026. *

[X] No, I no longer wish to be an official committee member with voting rights, but I will be happy to assist in volunteering for planned town events as time permits, so please keep me informed of meetings and events. **

[] No, thank you. I no longer wish to be on the Celebrate Ludlow committee. I will send in a letter of resignation to the Select Board before the end of March 2026. ***

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If further information is needed, please send email to: Ludlowma250@gmail.com

The Celebrate Ludlow Committee has several annual events planned for 2026. Here is a list with a brief description:

Memorial Day Parade- held on Monday, May 25th. We will assist the Veteran's groups with getting the parade participants ready to march. Registration table, getting participants in line/order, assisting in getting the parade going, and helping with the announcer's information, are a few of the tasks to be done. This year, we may host a contest for the best float for our nation's 250th celebratory year, so judges will be needed.

Bike Parade and Rodeo- we will once again partner with the Ludlow Police Department on this event. We'll need help with advertising, registration, judging, awarding (and obtaining) prizes, setting up and cleaning up, decorating along the Riverwalk, working with Randall's for the ice cream treat after the event, and working with LPD on the rodeo portion, Sole Syndicate Brewery (formerly Iron Duke Brewing) partnership.

Falling Into Fun – held on the first Saturday of October (this year Oct. 3) This event features over 60 crafters, food trucks, non-profits, amusements, live music and more. This event takes about 7-8 months to plan and prepare for. There are 2-3 lead committee members, and about 10-12 more volunteers needed with planning and being there at the event. This is our biggest and most labor-intensive event.

Pancake Breakfast with Santa - held at Harris Brook Elementary School on the Sunday morning after Thanksgiving (same day as Light Up Ludlow). This event takes about 4-5 months to plan. We start setting up the school library with décor and seating for Santa on the Tuesday or Wednesday before Thanksgiving after the children have been dismissed from school. This event also involves preparing the breakfast in the school cafeteria in the early morning. A team of helpers (10-12) is needed for food prep. Also, volunteers (2-3) are needed to help with the raffle tables, selling tickets that day, and obtaining raffle items prior to the event. All are asked to sell tickets to the pancake breakfast with Santa.

Light Up Ludlow – annual Christmas Tree Lighting event held at town hall on the Sunday after Thanksgiving for approximately 3-4 hours. Planning for this event takes about 3-4 months, and maybe more as we create decor. The week prior to the event, the tree and décor need to be set up on the lawn. This takes a team of 10-12 which includes assembling the tree at town hall and a smaller one at the library, putting out yard décor and decorating town hall (both indoors and outdoors). A sub-committee will be formed for this special event so we can make it bigger, better and even more festive and interactive.

Other possible events (only if there is interest, and helpers to make it happen):

Town Tag Sale - previously held for the past two years at Ludlow High School front parking lot. This event involves advertising the event, registration and placement of vendors, possibly selling hot dogs and snacks. This event typically brings in approximately \$1,500 and can be used towards defraying the costs of other planned town events.

Home decorating contests - Halloween and Christmas home decorating contests. This requires registration, advertising, judging, and creating a map to share with townspeople. This event was held for two years prior, but not in 2025 and many townspeople expressed that they would like to see it happen again.

Amy Kurtz

From: Penny Lebel <penny.lebel@gmail.com>
Sent: Friday, March 6, 2026 11:31 AM
To: Select Board
Subject: EXTERNAL:Resignation from Conservation Commission

[You don't often get email from penny.lebel@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

Dear Select Board,

Due to unforeseen circumstances I am resigning from the Conservation Commission effective March 27, 2026. It has been a pleasure to serve on the Commission for 13 years but the time has come to pass the torch on to another resident.

Sincerely,

Penny Lebel

Sent from my iPhone



MAURA T. HEALEY
GOVERNOR

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

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

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MAR 04 2026

February 26, 2026

SELECT BOARD
UDLOW, MA 01056

Marc Strange
Town Administrator
Town of Ludlow
488 Chapin St.
Ludlow, MA 01056

Dear Marc Strange,

We are pleased to announce that under the Governor Maura Healey and Lieutenant Governor Kim Driscoll Administration, a bill has been filed to authorize a total of \$1.2 billion in local Chapter 90 Program funding over four years. This reflects a continued annual commitment of \$300 million. This multi-year authorization seeks to enable communities to better plan investments in local transportation systems to reach long-term goals. Under this filing, communities will receive an annual apportionment of the overall annual program budget based on two distribution formulas. \$200 million will be distributed by the traditional Chapter 90 formula (local road mileage (58.33%), population (20.83%), and employment (20.83%)), and an additional \$100 million will be distributed by a factor of road mileage only.

This filing demonstrates the Administration's continued support in strengthening municipal partnerships and providing financial resources that support transportation improvements at the local level.

This letter certifies that, contingent upon legislative approval of the \$1.2 billion multi-year bond authorization, Ludlow's Chapter 90 apportionment for Fiscal Year 2027 is \$1,093,781.27.

Once the bill is enacted, this apportionment will automatically be incorporated into your existing Chapter 90 contract with MassDOT with no further action needed by the municipality. Apportionments for all communities are available online at www.mass.gov/chapter-90-program. Please note that while the bill enacting these funds has been filed, the funds are not available for municipal use until final legislative approval is obtained.

The Chapter 90 Program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

Sincerely,

GOVERNOR MAURA T. HEALEY

LT. GOVERNOR KIMBERLEY DRISCOLL



March 11, 2026

Ludlow Board of Selectmen
Ludlow Board of Health
Ludlow Conservation Commission
488 Chapin Street
Ludlow, MA 01056

RE: Massachusetts Municipal Wholesale Electric Company - Herbicide Application Notice

In order to comply with 333 CMR 11.00, Rights-of-Way Management Regulations, we have provided in a previous mailing, the **2026 Yearly Operational Plan (YOP)** for the Massachusetts Municipal Wholesale Electric Company (MMWEC) to the chief elected official, board of health, and conservation commission of each municipality where MMWEC intends to implement the YOP. The YOP was also provided to the Natural Heritage and Endangered Species Program (NHESP). The YOP was approved by the Massachusetts Department of Agricultural Resources on January 20, 2026. A copy of the approval is attached to this notice.

21-day notice of herbicide application

Under Massachusetts General Laws, Chapter 132B, Section 6B, **this letter serves as your “21 day notice” of MMWEC’s intent to use herbicides.** We will also publish a “48-hour newspaper notice” in a local newspaper, containing program details before any application begins.

Scheduled work for 2026

Treatment dates:

Foliar treatments: June 1 – June 30, 2026

Locations:

Ludlow: 5.6 mile Transmission line from the Stony Brook Energy Center, Moody St. to the Northeast Utilities 19S substation on Center Street, Ludlow.

Treatment Methods:

Treatment methods and herbicide information can be found in the YOP.

Herbicide Fact Sheets:

The Herbicide Fact Sheets as well as MSDS sheets are located in the appendix of the YOP.

MMWEC Personnel responsible for applications:

Transmission lines:

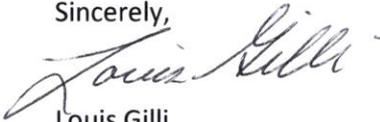
Louis Gilli
EH&S Engineer
MMWEC
327 Moody Street
Ludlow, MA 01056
(413) 308-1259
lgilli@mmwec.org

Note: All herbicides used are approved by the Federal Environmental Protection Agency (EPA) and the Massachusetts Pesticide Board for use in rights-of-way (ROW) "General" and Sensitive" areas. Fact sheets for these herbicides, approved by the Department of Agricultural Resources, are located in the 2026 Yearly Operational Plan referenced above. Paper copies of these fact sheets are available upon request. Not all herbicides listed may be used on any one line.

Additionally, the specificity of application information is limited by the nature of the work, contracting logistics, weather, and crew availability.

For a paper copy of the YOP, or if you have questions, please contact me at (413) 308-1259.

Sincerely,



Louis Gilli
EH&S Engineer

cc: Department of Agricultural Resources
Natural Heritage and Endangered Species Program

THE COMMONWEALTH OF MASSACHUSETTS

EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS



Department of Agricultural Resources

225 Turnpike Road, 3rd Floor, Southborough, MA 01772
617-626-1700 fax: 617-626-1850 www.mass.gov/agr



Maura T. Healey
GOVERNOR

Kimberley Driscoll
LIEUTENANT
GOVERNOR

Rebecca L. Tepper
SECRETARY

Ashley E. Randle
COMMISSIONER

Louis Gilli
Environmental Health & Safety Engineer
Massachusetts Municipal Wholesale Electric Company
Engineering Services Department
327 Moody Street
Ludlow, Massachusetts 10156

January 20, 2026

Dear Mr. Gilli:

After reviewing the 2026 Yearly Operational Plan (YOP) submitted for the "Massachusetts Municipal Wholesale Electric Company", the Department feels the plan adequately satisfies the requirements put forth by the Department for approval. You may proceed with notification to the affected municipal offices.

Any compromises or agreements between the applicant and citizen(s) of the municipality, the Department must be made aware of as soon as it / they are confirmed so that these compromises and or agreements will become part of the YOP. Those compromises or agreements not made known to the Department by written confirmation may cause the YOP to be "modified".

Any violations of the Massachusetts Pesticide Control Act, MGL Chapter 132 B or the regulations promulgated there under, 333 CMR, inclusive, may subject the responsible party or parties to further agency action and referral of this matter to the Office of the Attorney General, Commonwealth of Massachusetts, or the local District Attorney's Office for civil or criminal prosecution.

I appreciate your continued cooperation throughout this process. If you have any questions or I may be of help, please feel free to call me at: 617-828-3792.

Sincerely,

Clayton L. Edwards

Clayton L. Edwards
ROW Coordinator

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MAR 09 2026

SELECT BOARD
LUDLOW, MA 01056

P.R. REMODELING

Proprietor: Pedro Ribeiro

Registration# 146143

122 Old West St.

Ludlow, MA 01056

email:prhomes@charter.net

Estimate

Homeowner information

Name: Town of Ludlow

Address: Memorial Park Gazebo

Ludlow, MA

Phone: 583-5610

Description of work

Removing of rotted damaged deck planks on roof.

Supply and install 1 ½ x 5" tongue and groove in damaged areas.

Disposal of all job related debris.

Total Cost: \$1,550.00

Date: 2/10/26

Estimate price valid for 30 days

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MAR 09 2026

SELECT BOARD
LUDLOW, MA 01056

P.R. REMODELING

Proprietor: Pedro Ribeiro

Registration# 146143

122 Old West St.

Ludlow, MA 01056

email:prhomes@charter.net

Estimate

Homeowner information

Name: Town of Ludlow

Address: Memorial Park Gazebo

Ludlow, MA

Phone: 583-5610

Description of work

Stripping existing 1 layer of shingles on entire gazebo.

Supply and install 9 sq of 30yr Architectural shingles, 6 ft of ice-water barrier, synthetic paper, and all necessary flashing.

Supply and install hip n ridge cap on all hips.

Disposal of all job related debris.

Total Cost: \$9,850.00

Date: 2/10/26

Estimate price valid for 30 days



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Ludlow
City/Town

07209-RS-0632
ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/Directors/LLC Managers
- Change of Ownership Interest (LLC Members/LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Outdoor Only Alteration of Premises
- Other:
- Change of DBA

APPLICANT INFORMATION

Name of Licensee: DBA:
 Street Address: Zip Code:
 Manager: Granted under Special Legislation? Yes No
 If Yes, Chapter
 of the Acts of (year)
 Type: Annual
 (i.e. restaurant, package store) (Annual or Seasonal) (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

Front and side exit. One story building, stone front. Two large rooms partitioned for bar in front, kitchen, and room with tables, separate room in rear of building for storage. Acquiring approximately 560 square feet to have an expanded activity area and a kitchen.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date: Time:
 Advertised: Yes No Date Published: Publication:
 Abutters Notified: Yes No Date of Notice:
 Date APPROVED by LLA: Decision of the LLA:
 Additional remarks or conditions (E.g. Days and hours)
 For Transfers ONLY:
 Seller License Number: Seller Name:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



RECEIVED

NOV 20 2025

SELECT BOARD
 HUDLOW, MA 01056

AMENDMENT-Change or Alteration of Premises Information

Change of Location

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

Alteration of Premises

- ✓ Payment Receipt
- ✓ Monetary Transmittal Form
- ✓ Chg of Location/Alteration of Premises Application
- ✓ Financial Statement
- ✓ Vote of the Entity
- Supporting financial records
- ✓ Legal Right to Occupy
- ✓ Floor Plan
- Abutter's Notification
- Advertisement

1. BUSINESS ENTITY INFORMATION

Entity Name

Municipality

ABCC License Number

Tin Cup Facilities, Inc

Hudlow

00021-RS-0632

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Acquiring approximately 560 square feet to have an expanded activity area and a kitchen approximately 190 square feet

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name

Title

Email

Phone

Marcel Nunes

Treasurer

tincupsimulator@gmail.com

413-478-5212

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

see above - requiring approximately 560 square feet to have an expanded activity area and a kitchen approximately 190 square feet

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

design attached - adding one room adjacent to current area at about 560 SF. and kitchen about 190 SF. No outdoor space. All on same floor

Total Sq. Footage

560

Seating Capacity

160

Occupancy Number

160

Number of Entrances

2

Number of Exits

2

Number of Floors

1



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

March 17, 2026

Congressman Richard E. Neal
300 State Street
Suite 200
Springfield, MA 01105

Dear Congressman Neal,

The Ludlow Select Board is writing to express our support for the Town of Ludlow's request for \$2.95 million in Congressionally Directed Spending for the Veterans Park Rehabilitation Project.

Located on the site of the former Veterans Park Elementary School, which was demolished using federal American Rescue Plan Act (ARPA) funding, the Town of Ludlow proposes to redevelop the property into a vibrant community recreational and gathering space. The project will include pickleball courts, playground equipment, athletic fields, a family picnic area, a pavilion, and ADA-accessible walking paths.

The Veterans Park Rehabilitation Project will create a welcoming space that brings together residents of all ages and backgrounds. Young families, local athletic teams, seniors, and community organizations will all benefit from a safe and accessible place for recreation, social connection, and community events. The development will transform an underutilized site into a dynamic public asset that strengthens the quality of life for Ludlow residents.

This project represents an important reinvestment in community infrastructure and builds upon previous federal support used to prepare the site for its next phase. The requested funding will allow the Town to fully realize a vision for a modern, inclusive recreational facility that will serve Ludlow for years to come.



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

Thank you for your consideration and for your continued support of projects that strengthen communities across Western Massachusetts.

Sincerely,

Ludlow Select Board

Veterans Park Master Plan
Opinion of Probable Construction Cost (OPCC)



Level of Design: Master Plan / 15% Design
 Last Modified: February 24, 2026

This is a designer's Opinion of Probable Construction Cost (OPCC). Tighe & Bond has no control over the cost or availability of labor, equipment, or materials, or over market conditions or the Contractor's method of pricing, and that the estimates of probable construction costs are made on the basis of Tighe & Bond's professional judgement and experience. Tighe & Bond makes no guarantee nor warranty, expressed or implied, that the bids or the negotiated cost of the Work will not vary from this estimate of Probable Construction Cost.

Item	Qty	Unit	Price/Unit	Subtotal
Site Preparation & Demolition				
Stabilized Construction Entrance	1	LS	\$ 5,000.00	\$ 5,000
Tree Protection, Armoring and Pruning	7	EA	\$ 500.00	\$ 3,500
Sedimentation Fence	4,000	LF	\$ 9.00	\$ 36,000
Silt Sack Inlet Protection	1	EA	\$ 225.00	\$ 225
Sawcut Pavement	500	LF	\$ 10.00	\$ 5,000
Pavement Standard Milling	400	SY	\$ 9.00	\$ 3,600
Pavement Full Depth Removal, assume 16" depth	1,390	CY	\$ 75.00	\$ 104,250
Remove Pavement Marking	-	SF	\$ 3.00	n/a
Remove and Dispose of Play Surface, assume 8" depth	180	CY	\$ 40.00	\$ 7,200
Remove and Dispose of Tree (<24" dbh)	5	EA	\$ 2,000.00	\$ 10,000
Remove and Dispose of Tree (>24" dbh)	-	EA	\$ 4,000.00	n/a
Remove and Dispose of Light Pole Base	5	EA	\$ 1,500.00	\$ 7,500
Remove and Dispose of Flag Pole	1	EA	\$ 2,500.00	\$ 2,500
Remove and Dispose of Swingset	2	EA	\$ 2,500.00	\$ 5,000
Remove and Dispose of Play Structure	1	EA	\$ 5,000.00	\$ 5,000
Remove and Dispose of Hydrant	1	EA	\$ 2,000.00	\$ 2,000
Strip and Stockpile Topsoil (assume 6" depth)	20,000	SY	\$ 2.00	\$ 40,000
			Subtotal	\$ 236,775
Paving and Surfacing				
Bituminous Concrete Surface Course, Pedestrian (2")	280	Ton	\$ 214.00	\$ 59,920
Bituminous Concrete Surface Course, Pickleball (1.5")	80	Ton	\$ 214.00	\$ 17,120
Bituminous Concrete Binder Course, Pickleball (2.5")	130	Ton	\$ 179.00	\$ 23,270
Bituminous Concrete Surface Course, Vehicular (1.5")	240	Ton	\$ 214.00	\$ 51,360
Bituminous Concrete Binder Course, Vehicular (2.5")	390	Ton	\$ 179.00	\$ 69,810
Dense Graded Crushed Stone Base, Pedestrian (8")	550	CY	\$ 100.00	\$ 55,000
Dense Graded Crushed Stone Base, Pickleball (8")	300	CY	\$ 100.00	\$ 30,000
Dense Graded Crushed Stone Base, Vehicular (12")	930	CY	\$ 100.00	\$ 93,000
Cement Concrete Sidewalk	-	SY	\$ 103.00	n/a
Sealcoating and Finishing at Pickleball Courts	890	SY	\$ 50.00	\$ 44,500
Geotextile Separation Fabric	-	SF	\$ 7.00	n/a
Fine Grading and Compaction of Subgrade, Paved Areas	8,911	SY	\$ 10.00	\$ 89,111
			Subtotal	\$ 533,091

Curbing and Edging

Bituminous Concrete Curb	2,050	LF	\$	35.00	\$	71,750
				Subtotal	\$	71,750

Striping and Signage

4" Reflectorized White Line (Thermoplastic)	4,500	LF	\$	2.00	\$	9,000
12" Reflectorized White Line (Thermoplastic)	135	LF	\$	7.00	\$	945
Pavement Arrow Reflectorized White (Thermoplastic)	150	SF	\$	12.00	\$	1,800
New Sign (allowance)	12	EA	\$	500.00	\$	6,000
Remove and Reset Sign	-	EA	\$	200.00		n/a
				Subtotal	\$	17,745

Fences and Rails

Black Vinyl Coated Chain Link Fence, 10' ht.	520	LF	\$	125.00	\$	65,000
Black Vinyl Coated Chain Link Gate, 7' ht. in 10' Fence	2	EA	\$	2,500.00	\$	5,000
Timber Guiderail	120	LF	\$	100.00	\$	12,000
				Subtotal	\$	82,000

Furnishings

Bench (allowance)	10	EA	\$	2,500.00	\$	25,000
Picnic Table (allowance)	10	EA	\$	2,500.00	\$	25,000
Bike Racks (allowance)	2	EA	\$	1,500.00	\$	3,000
Flag Pole, 40' ht.	1	EA	\$	8,000.00	\$	8,000
Pickleball Netting	4	EA	\$	3,000.00	\$	12,000
				Subtotal	\$	73,000

Structures

Prefabricated Pavilion	1	LS	\$	60,000.00	\$	60,000
Concrete Slab-on-Grade for Pavilion	100	SY	\$	150.00	\$	15,000
Pavilion Installation and Footings	1	LS	\$	60,000.00	\$	60,000
Prefabricated Maintenance / Storage Shed	1	LS	\$	20,000.00	\$	20,000
Concrete Slab-on-Grade for Shed	15	SY	\$	150.00	\$	2,250
				Subtotal	\$	157,250

Play Equipment

Small Play Equipment + Installation (allowance)	1	LS	\$	50,000.00	\$	50,000
Swingset + Installation (allowance)	2	EA	\$	25,000.00	\$	50,000
Engineered Wood Fiber Mulch	100	CY	\$	100.00	\$	10,000
Geotextile Separation Fabric	556	SY	\$	7.00	\$	3,889
				Subtotal	\$	113,889

Lighting and Electrical

Precast Light Foundation	5	EA	\$	3,000.00	\$	15,000
Reset Existing Light Pole	5	EA	\$	2,000.00	\$	10,000
Electrical Service (to light poles and pavilion)	1	LS	\$	50,000.00	\$	50,000
				Subtotal	\$	75,000

Drainage

Site Drainage Improvements (allowance)	1	LS	\$	250,000.00	\$	250,000
				Subtotal	\$	250,000

Lawns and Grasses

6" Amended Topsoil, Soccer Field	1,500	CY	\$	40.00	\$	60,000
6" Amended Topsoil, Football Practice Field	710	CY	\$	40.00	\$	28,400
Seeding, Soccer Field	9,000	SY	\$	5.00	\$	45,000
Seeding, Football Practice Field	4,240	SY	\$	5.00	\$	21,200
Seeding, General Use	2,780	SY	\$	5.00	\$	13,900
Fine Grading and Compaction of Subgrade, Athletic Fields	13,240	SY	\$	10.00	\$	132,400
				Subtotal	\$	300,900

Planting

Deciduous Shade Tree, 2.5" - 3" caliper (allowance)	30	EA	\$	1,500.00	\$	45,000
Ornamental Tree, 2.5-3" caliper (allowance)	5	EA	\$	1,000.00	\$	5,000
Shrubs and Perennials (allowance)	1,500	SF	\$	20.00	\$	30,000
Amended Topsoil at Plant Beds, 18" depth	90	CY	\$	40.00	\$	3,600
				Subtotal	\$	83,600

Subtotal (Site Work) \$ 1,995,000

Mobilization (max 5% of construction cost)	5%		\$	99,750
General Conditions	5%		\$	99,750
Owner's Contingency	0%		\$	-
Design and Estimating Contingency	20%		\$	399,000
Materials and Bidding Contingency	15%		\$	299,250
Escalation - assumes August 2026 start (6 month escalation)	3%		\$	59,850

Subtotal (Conditions & Contingencies) \$ 957,600**TOTAL ESTIMATED COST \$ 2,952,600**

Add/Alternate 1 - Sod in Lieu of Seeding for Athletic Fields					
Sodding, Soccer Field	9,000	SY	\$	35.00	\$ 315,000
Sodding, Football Practice Field	4,240	SY	\$	35.00	\$ 148,400
General Conditions, Contingencies, and Escalation		48%			\$ 222,432
Total Add/Alternate 1					\$ 685,832

Add/Alternate 2 - Restore Baseball and Softball Fields					
Remove and Dispose of Fencing	800	LF	\$	15.00	\$ 12,000
Strip and Stockpile Topsoil, assume 6" depth	7,450	SY	\$	2.00	\$ 14,900
6" Amended Topsoil	1,250	CY	\$	40.00	\$ 50,000
Seeding	7,450	SY	\$	5.00	\$ 37,250
Fine Grading and Compaction of Subgrade	7,450	SY	\$	10.00	\$ 74,500
Regrade Infield Mix	520	SY	\$	10.00	\$ 5,200
Black Vinyl Coated Chain Link, 4' ht, Baseball Field	620	LF	\$	75.00	\$ 46,500
Black Vinyl Coated Chain Link, 6' ht, Dugouts	40	LF	\$	90.00	\$ 3,600
Backstop	2	EA	\$	65,000.00	\$ 130,000
General Conditions, Contingencies, and Escalation		48%			\$ 179,496
Total Add/Alternate 2					\$ 553,446

Add/Alternate 3 - Mill and Overlay Existing Parking Lot					
Pavement Standard Milling	4,560	SY	\$	9.00	\$ 41,040
Bituminous Concrete Surface Course, Vehicular (1.5")	380	Ton	\$	214.00	\$ 81,320
Bituminous Concrete Curb	1,350	LF	\$	35.00	\$ 47,250
General Conditions, Contingencies, and Escalation		48%			\$ 81,413
Total Add/Alternate 3					\$ 251,023

ADJUSTED TOTAL, INCLUDING ADD/ALTERNATE 1	\$ 3,638,432
ADJUSTED TOTAL, INCLUDING ADD/ALTERNATE 2	\$ 3,506,046
ADJUSTED TOTAL, INCLUDING ADD/ALTERNATE 3	\$ 3,203,623
ADJUSTED TOTAL, INCLUDING ADD/ALTERNATES 1, 2, AND 3	\$ 4,442,901

Assumptions and Exclusions

1. Pricing based on the Veterans Park Master Plan Concept, dated November 6th, 2025.
2. Pricing is based on recent project bid and estimates for projects of a similar type.
3. This OPCC assumes one phase of construction in 2026.
4. Testing and inspections are excluded.
5. The presence of soil contaminants in the existing soils is unknown. Therefore, remediation of any soil contamination is excluded.
6. OPCC excludes soft costs / professional services for completion of project.
- 7. As of the date of this OPCC, test pits have not been performed to determine the composition of the existing topsoils and subsoils. The existing topsoils are assumed to be clean and suitable for reuse after amending with sand, compost, or other nutrients. Existing subsoils are assumed to be clean and free-draining. Additional excavation or borrow materials that are not included in this OPCC may be required depending on subsurface conditions.**

MASTER PLAN CONCEPT

PAVILION & EVENT LAWN

EXISTING SOFTBALL FIELD

FOOTBALL PRACTICE / YOUTH SOCCER FIELD

FAMILY PICNIC & PLAY AREA

FULL-SIZE SOCCER FIELD

NEW DROP-OFF LOOP WITH PARKING

(4) PICKLEBALL COURTS AND SEATING AREA

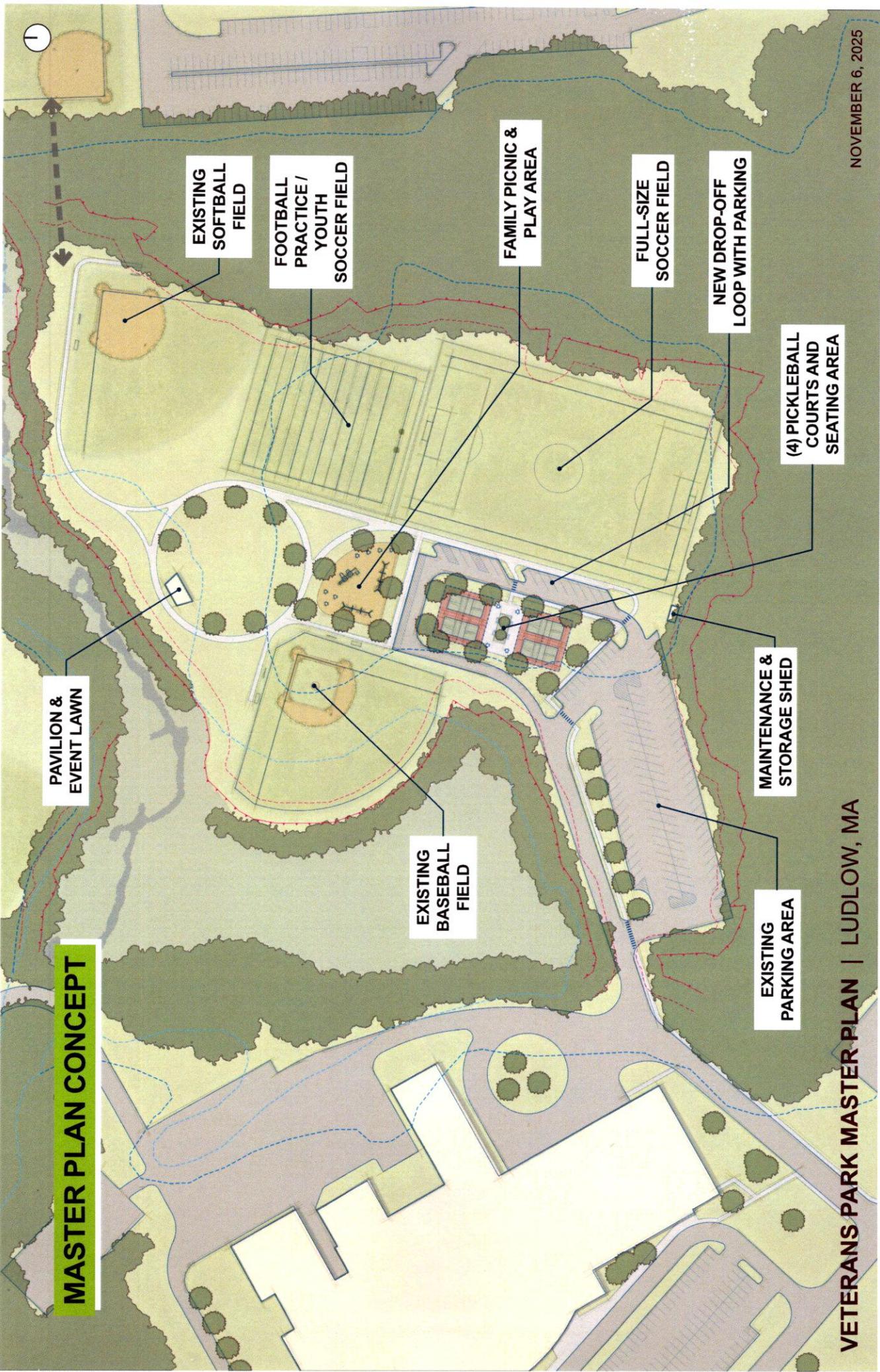
EXISTING BASEBALL FIELD

MAINTENANCE & STORAGE SHED

EXISTING PARKING AREA

VETERANS PARK MASTER PLAN | LUDLOW, MA

NOVEMBER 6, 2025



INFORMATION

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

RECEIVED
TOWN CLERK'S OFFICE

2026 MAR -3 P 4: 34

**LEGAL NOTICE – DEFINITIVE SUBDIVISION & SPECIAL PERMITS
/ESTATE LOTS**

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, March 26, 2026 at 7:15 p.m.** on the application of Hemlock Ridge, LLC c/o Mr. Armand Deslauriers for Definitive Subdivision & Special Permits/Estate Lots located at 1252 East Street & 0 Ventura Street, Ludlow, MA (Assessors' Map 31, Parcels 127 & 121B) for a proposed residential subdivision with associated site improvements. Four (4) of the proposed lots are Estate Lots.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, April 9, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **03/11/26 & 03/18/26** 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 MAR -4 P 3:48

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, April 1, 2026, at 6:40 p.m.** on the **Notice of Intent** application of Hemlock Ridge, LLC c/o Mr. Armand Deslauriers, for the property located at **1252 East Street & 0 Ventura Street (Assessors' Map 31, Parcels 127 & 121B)**. The subject of the hearing is: construction of a residential subdivision with a roadway crossing an intermittent stream and wetland. Portions of the proposed roadway, stormwater management system, and individual lot development are located within the buffer zone to wetland resource areas.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, May 6, 2026.

Angela Tierney
Chair

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

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

RECEIVED

MAR 11 2026

SELECT BOARD
LUDLOW, MA 01056

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

RECEIVED
TOWN CLERK'S OFFICE

2026 MAR -5 P 3:52

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, March 26, 2026, at 7:35 p.m.** on the application of Jai Umiya Ma, Inc. for the property located at **227 Center Street, Ludlow, MA (Assessors' Map 12D, Parcel 214)** for the purpose of: close existing car wash bays to use for storage.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, April 9, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **03/11/26 & 03/18/26** 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

DESIGNER PURSE BINGO

to benefit Ludlow Cheer



Community, Cheer and a Little Irish Luck!

FRIDAY MARCH 20, 2026

Ludlow Elks Club

69 Chapin Street Ludlow, MA

Doors Open 6:00 PM / BINGO 7:00 PM

- Minimum of 8 Games
- Cash Bar
- Door Prizes/Raffles/50-50
- Light Refreshments & Snacks Available for Purchase

Tickets \$45

\$40 Early Bird til 2/28

\$50 at the Door

For tickets: 413-563-6210 or
lionscheermom413@gmail.com

Deals for Tables of 8
Contact for Info

@LHS_Cheerleading



venmo

Memo: Purse (Last 4 digits 8311)

LUDLOW PUBLIC SCHOOLS

205 Fuller Street · Ludlow, Massachusetts 01056
Phone 413.583.8372 · k_keady@ludlowps.org



KATHLEEN KEADY/ DIRECTOR OF FOOD SERVICE

BELONGING · COMMUNITY · OPTIMISM · GROWTH

Subject: Sham-Rock Share Celebrity Bartending Event - March 25th

Dear Select Board,

I'm reaching out to formally invite you all to the Sham-Rock Share Celebrity Bartending event! The event is a fundraiser benefiting the Community Survival Center, which provides vital food, clothing, and household items to neighbors in Ludlow, Hampden, Wilbraham, and the 16 Acres/Indian Orchard sections of Springfield. This event will also support the Ludlow Veterans Center.

In addition to this event, I will be organizing daily donation drop-offs at various businesses in the area, as well as all of the schools here in Ludlow. Finishing up on Saturday March 28, with a final drop-off at Ludlow High School front parking lot.

As you know, the need for these resources is constant, and I'm a huge advocate for keeping our community strong. No child should go hungry, no person should go hungry.

The Details:

- Location: The Student Prince & Fort, Springfield, 8 Fort Street, Springfield MA
- Date: Wednesday, March 25, 2026
- Time: 5:00 PM – 8:00 PM

Steve Nagle from Rock102, will be our celebrity host. Joining him will be our community celebrities,

- Board President Community Survival Center – Ron Hokanson
- Director of Veterans Services Town of Ludlow - SGT. Eric Segundo
- Superintendent of the Ludlow Public Schools – Dr. Frank Tiano
- Chairman of the Ludlow Public School Committee – Jeffrey A. Laing

I welcome you to invite your colleagues, friends and family. It would be an honor to have you join us to raise money for two amazing community organizations. I look forward to seeing you.

Best regards,

Kathleen Keady