



RECEIVED
TOWN CLERK'S OFFICE
2026 JUL 16 P 2: 05
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
July 21, 2026
5:30 P.M.

EXECUTIVE SESSION 5:00 P.M. - To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel – Assistant Town Administrator/HR Director.

Board to approve and sign minutes from Executive Session meeting from June 16, 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. – **Public Hearing** – Blue Water Sushi – 221 East Street – Change of Stock Interest.

CORRESPONDENCE

26-103 Letter from Kathleen *Shea* – Request to Study a Temporary Moratorium on Data Center Development.

26-104 Phillip Tierney – Request to be appointed to the Council on Aging.

26-105 Kathleen Ziembra & John Ziembra – Request to be appointed to the Pond Committee.



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

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26-106 Eversource Meter Outreach.

26-107 Springfield Water & Sewer Commission – Elevated Disinfection Byproducts at the SWSC.

26-108 Joel Silva, Planning Board – Letter of Resignation. Board to post the vacancy.

UNFINISHED BUSINESS

Board to approve the FY26-FY27 LATOSS collective bargaining agreement (tabled from July 7, 2026).

Board to discuss Treasurer/Collector staffing (tabled from July 7, 2026).

NEW BUSINESS

Board to approve and sign minutes from meeting of July 7, 2026.

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

Board to sign amended liquor license for Casa Pizza (previously approved May 19, 2026).

Board to discuss and possible vote to adopt a Visitors Code of Conduct policy.

Board to discuss creating a policy to allow other towns to borrow electronic voting devices.

Board to discuss turning off comments on Town social media pages.

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.



Town of Ludlow, Massachusetts
Office of the Select Board

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Event Calendar:

Events on the Library Lawn:

Singing Time Tuesdays 10:30-11:30 am. During the summer and fall, weather permitting.

Tie Dye, July 24, 2:30-4 pm.

Teddy Bear Picnic, August 14, 11:30am-1:30 pm.

Ed Pop Magic Show, August 18, 11:30am-1:30 pm.

Volunteer Pizza Party, August 19, 12-2 pm.

Community Health Fair – Friday, August 21st, 2:00 pm – 6:00 pm at Memorial Park.

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.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

LUDLOW

City/Town

00050 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: <input type="text"/> | ☐ Change of DBA |

APPLICANT INFORMATION

Name of Licensee	BLUE WATER SUSHI, INC.	DBA	
Street Address	221 EAST STREET, LUDLOW, MA		Zip Code 01056
Manager	XIAOQIN ZHOU		Granted under Special Legislation? Yes ☐ No ☒
\$12 Restaurant	Annual	All Alcoholic Beverages	If Yes, Chapter of the Acts of (year)
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	

DESCRIPTION OF PREMISES Complete description of the licensed premises

The property is a triangular shaped building located at the vertex and north side of the intersection of East & Winsor Streets. The building is a single-story flat roof structure with concrete masonry exterior walls. The gross building area is 3,877 SF that is divided into 2 separate tenant spaces. The space fronting East Street will be used for Blue Water Sushi with an area of 2,333 SF. Both spaces have an accessible main entry doorway located side by side at the apex of the triangle facing the Winsor & East Street corner. Each space has a secondary means of egress door with Blue Water Sushi exiting to the rear. (See attached)

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date: 6/15/2026	Time:	
Advertised: Yes ☒ No ☐	Date Published: 6/24, 7/1/2026	Publisher:	Turley Publications
Abutters Notified: Yes ☒ No ☐	Date of Notice: 6/15/2026		
Date APPROVED by LLA		Decision of the LLA	Approves this Application
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

There is a demising wall constructed between the two spaces with no communicating door between the 2 units. There is a sit-down bar that is open to the dining area. There is a commercial kitchen with a dedicated door providing direct access from the kitchen to the exterior. Expand by 1,195 SF on the interior. Permanent exterior patio of 2,644 SF.

Kathleen Shea
208 Reynolds st
Ludlow, MA 01056
30 June 2026

Ludlow Planning Board
Ludlow Town Hall
488 Chapin Street
Ludlow, MA 01056

Re: Request to Study a Temporary Moratorium on Data Center Development

Dear Members of the Planning Board,

I am writing as a Ludlow resident to ask the Board to consider opening a study process on a temporary moratorium on new data center development in town. I understand this is a use our current Zoning Bylaw does not specifically address, and I am concerned that a proposal could come forward before the Town has had a real chance to think through what reasonable rules should look like.

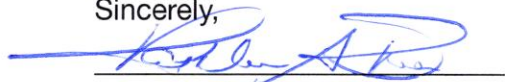
Other Massachusetts towns have run into this same gap. Shutesbury, for example, put a temporary moratorium in place in 2025 specifically so its Planning Board could study the issue — noise, water use for cooling systems, energy demand, and appropriate size and siting limits — before deciding on permanent rules. I would like to see Ludlow take the same kind of proactive, careful approach rather than reacting after a project is already in front of the Board. A few specific things I hope the Board will look into:

- Noise. From what I've read, even relatively small data center facilities run 24/7 and can produce a constant low hum that carries, especially in wooded or quiet residential areas, as well as vibration going underground. I'd like to know what noise standards would actually apply here and whether they're strong enough.
- Water use. Cooling systems for these facilities can use a lot of water. I want to understand what that could mean for our water supply and for neighbors on private wells.
- Energy demand. I'm concerned about what a large facility could mean for our local power capacity and rates.
- Notice to neighbors. I don't think abutters should be the last to find out about a project like this. I'd like to see a real notice requirement, not just whatever minimum the bylaw happens to require today.
- Size and location. I think it matters a great deal whether something like this could be sited near homes, near the lake, or in our more rural areas, versus areas already set up for industrial use.

I want to be clear that I am not asking the Board to ban this use forever, or to make a snap decision. I am asking for time — the chance to study the issue properly, hear from residents, and come up with rules that actually fit Ludlow, instead of being forced to react to whatever a developer proposes first. A temporary moratorium, with a clear deadline and a clear purpose, seems like exactly the right tool for that.

I would be glad to attend a Planning Board meeting to speak on this in person, and I'd welcome any information the Board can share about next steps or timing. Thank you for your time and for the work you do for the town.

Sincerely,



Kathleen Shea

Precinct 4

Katiebug624@gmail.com

June 1, 2026

Select Board
488 Chapin St.
Town Hall, 1st Floor
Ludlow, MA 01056

Dear Chairman Rosenblum:

I have been made aware that the Council on Aging is looking to fill a vacancy on the council.

I would like to apply for that opening.

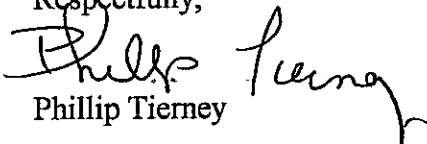
The reason for my application is that I am looking for an opportunity to once again to become involved in the Ludlow senior community as well the Town itself.

I have in the past (2005-2015) been a member of the Council on Aging and served as chairman and co-chair. I was part of the feasibility study sponsored by The Friends of the Senior Center for a new center, and as chairman received approval of Town Meeting for the Building Committee.

I left the council after that due to life commitments taking me in other directions.

I look forward to hearing from you on my application, and can be reached at 413-583-2565, usually after 9:30AM.

Respectfully,


Phillip Tierney

From: Town of Ludlow Website <no-reply@ludlow.ma.us>
Sent: Thursday, July 9, 2026 12:19 PM
To: Amy Kurtz <akurtz@Ludlow.ma.us>; Marc Strange <mstrange@Ludlow.ma.us>
Subject: EXTERNAL:New Contact Form Submission - Town of Ludlow

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.

Name

Kathleen Ziemba

Email

kziemba@msn.com

Phone

(413) 547-8201

Topic of Concern

General Concern

Comments/Question

This would be for the selectmen . My husband and I went to the pond committee meeting on Wednesday the eighth, and we would both like to join the pond committee. We were told to get in touch with the board of selectman and submit this letter and then we would be told when we could go and be sworn in. If somebody could get in contact with me at the number above and let us know thank you Kathleen and John Ziemba.

Amy Kurtz

From: Judy Breault <judybreault2@gmail.com>
Sent: Thursday, July 9, 2026 7:21 PM
To: Amy Kurtz
Subject: EXTERNAL:Re: FW: EXTERNAL:New Contact Form Submission - Town of Ludlow

EXTERNAL EMAIL WARNING

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

Yes, that's fine. I was informed that Tony Vital is going to resign.

Thank you

Judy l

On Thu, Jul 9, 2026, 6:54 PM Amy Kurtz <akurtz@ludlow.ma.us> wrote:

Good evening Judy

Please see message below.

Just want to make sure you're good with appointing the Ziemba's to the Pond Committee. If so, I'll get it on the next Select Board agenda.

Hope you're having a great summer !

Amy Kurtz

Executive Assistant

Town of Ludlow

Select Board

[488 Chapin Street](#)

[Ludlow, MA 01056](#)

(413) 583-5600 Ext. 1202



Amy Kurtz

From: Marc Strange
Sent: Friday, July 10, 2026 10:01 AM
To: Anthony Alves; James Gennette; pgapro05@gmail.com; Tony Sanches; mannysilva@charter.net
Cc: Amy Kurtz
Subject: Fw: EXTERNAL:Eversource's Meter Outreach to Your Community
Attachments: WMA_AMI_Warrant Letter.pdf

For 7/21 meeting under Correspondence

Marc A. Strange
Ludlow Town Administrator
488 Chapin Street
Ludlow, MA 01056
Work: 413-583-5600 x1201
Mobile: 413-262-7645

Please be advised that the Massachusetts Secretary of State and the Massachusetts Attorney General consider e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

From: Gulluni, Leslie <leslie.gulluni@eversource.com>
Sent: Thursday, 09 July 2026 15:19:09
To: Marc Strange <mstrange@Ludlow.ma.us>
Cc: M Brennan <Mbrennan@ludlowpolice.com>
Subject: EXTERNAL:Eversource's Meter Outreach to Your Community

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 afternoon, Marc,

I'm following up on my recent voice mail message to share more information on a new round of outreach Eversource will soon make to customers in your community who have not yet had their electric meters replaced.

We're working to **complete the installation of new meters** in Western Massachusetts on a timely basis, as part of our statewide smart meter rollout. We're down to fewer than 6,800 customers across the region whose meters have not been accessible during at least three site visits. These customers have not responded to multiple phone calls and door hangers left at their homes with instructions on setting up an appointment.

We're retiring our current meters and metering system, so **all customers will receive a new meter** – even if they “opt out,” or choose not to receive a smart meter.

As discussed, we are launching a pilot program of outreach to about 200 customers from throughout Western Massachusetts. We intend to adjust our approach based on this initial pilot and expand this outreach to all remaining customers. We will be informing customers that we have the right under Massachusetts law to come onto their property to access our meter and will get **legal authorization** (warrants) to do so if necessary. The

messages, which will be provided in multiple languages, will include contact information where customers can set up a time for a meter exchange. A copy of the letter these customers will receive is attached.

Obtaining a warrant for property access is a **last resort** that we use only when absolutely necessary. We would prefer to simply exchange the meter at a time convenient to the customer.

These customers can **call us at 781-441-8303** to set up an appointment to replace their meter. If the meter is indoors, the customer will need to be home at the time of installation. If the meter is outdoors and accessible – not blocked by gates, bushes or other obstacles – the customer does not need to be present. More information on smart meters, including what to expect during installation, is available at **eversource.com/smart-meters**.

For your reference, I have also attached a copy of the warrant letter that will be sent to customers.

Please do not hesitate to reach out if you have questions about this effort, or about our smart meter initiative.

Thank you,

Leslie Gulluni | Eversource
Community Relations Specialist | Western MA
413-885-7303 | leslie.gulluni@eversource.com

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P.O. Box 330
Manchester, NH 03105

[Customer Name]

[Customer Mailing Address]

[Mailing Address Town/City], [Mailing Address State] [Mailing Address Zip Code] [Date]

RE: Access to electric meter [Meter Number]

Customer service address: [Customer Service Address]

Dear [Customer Name],

Over the past several months, representatives from Eversource and its authorized contractor have made numerous attempts to contact you regarding access to the electric meter [Meter Number] at the above address to complete a required meter upgrade. These outreach efforts have included mailed notifications, phone calls, and in-person visits during which door hangers were left with information on scheduling an appointment.

We are also working closely with local officials and community partners to help ensure our customers are informed about the meter upgrade process and scheduling options.

At this time, we have not received a response to arrange access to complete the meter exchange at your property. Please contact us within **seven days** of the date of this letter to schedule an appointment so this work can be completed safely and efficiently. **If we do not hear from you, we will seek legal authorization to access the meter and complete the necessary work** in accordance with Massachusetts law. Please be aware that if legal action is required to obtain access, a related fee of \$240 will be charged to your account.

Customers who choose to not receive a communicating smart meter may request a meter with no smart technology instead. If you choose a meter with no smart technology, you will be charged an opt-out fee of \$34 per month to cover the costs of manual meter reading, and we will require access to your meter each month to complete these manual readings.

To schedule an appointment, please call 781-441-8303. We're available Monday through Friday from 8:00 a.m. to 6:00 p.m. If you have recently contacted us to set up an appointment, thank you, and you do not need to call us again.

Sincerely,

Eversource Customer Service



P.O. Box 330
Manchester, NH 03105

[Customer Name]

[Customer Mailing Address]

[Mailing Address Town/City], [Mailing Address State] [Mailing Address Zip Code] [Date]

RE: Acceso al medidor eléctrico [Meter Number]

Dirección de servicio del cliente: [Customer Service Address]

Estimado(a) [Customer Name],

Durante los últimos meses, representantes de Eversource y de nuestro contratista autorizado han intentado comunicarse contigo en varias ocasiones para obtener acceso al medidor eléctrico [Número de Medidor] en la dirección indicada arriba y completar el reemplazo obligatorio del medidor. Te hemos enviado cartas, llamado por teléfono y dejado avisos en tu puerta con información para programar una cita.

También hemos estado trabajando de cerca con funcionarios locales y socios comunitarios para asegurarnos que nuestros clientes estén bien informados sobre el proceso de reemplazo de medidores y las opciones para programar citas.

Hasta el momento, no hemos recibido una respuesta para coordinar el acceso y completar el reemplazo del medidor en tu propiedad. Por favor, comunícate con nosotros **dentro de siete días** posteriores a la fecha de esta carta para programar una cita y completar el reemplazo de manera segura y eficiente. **Si no recibimos respuesta de tu parte, solicitaremos autorización legal para acceder al medidor y completar el trabajo necesario** conforme a la ley de Massachusetts. Por favor toma en cuenta que si es necesario emprender acciones legales para obtener acceso al medidor, se aplicará un cargo relacionado de \$240 a tu cuenta.

Los clientes que prefieran no recibir un medidor inteligente con comunicación electrónica pueden solicitar un medidor sin tecnología inteligente. Si eliges un medidor sin tecnología inteligente, se te cobrará un cargo de exclusión de \$34 al mes para cubrir los costos de la lectura manual del medidor, y necesitaremos tener acceso a tu medidor cada mes para realizar estas lecturas manuales.

Para programar una cita, por favor llama al 781-441-8303. Estamos disponibles de lunes a viernes, de 8:00 a.m. a 6:00 p.m. Si recientemente te comunicaste con nosotros para programar una cita, gracias. No es necesario que vuelvas a llamarnos.

Atentamente,

Departamento de Servicio al Cliente de Eversource



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

Date of Issuance: July 2, 2026

Contact: Springfield Water and Sewer Commission, (413) 310-3501
info@waterandsewer.org

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER
Disinfection Byproduct (DBP) MCL Violations

This report contains important information about your drinking water. Please translate it or speak with someone who understands it or ask the contact listed below for a translation.

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, o hable con alguien que lo entienda.

Este relatório contém informações importantes sobre a água potável. Ter alguém que traduza-lo para você, ou falar com alguém que entenda-lo.

Báo cáo này có chứa thông tin rất quan trọng về nước uống của bạn. Xin vui lòng dịch nó hoặc nói chuyện với một ai đó hiểu nó.

Elevated Disinfection Byproducts at the Springfield Water and Sewer Commission (PWS ID# 1281000)

Our water system exceeded a drinking water standard, or maximum contaminant level (MCL), for a water disinfection byproduct (DBP). Testing results came from routine monitoring of drinking water contaminants from September 2025 to June 2026.

Testing results from June 2, 2026, showed that our system exceeded the standard or maximum contaminant level (MCL) established by drinking water regulations for haloacetic acids (HAA5) at six sampling locations. The MCL for HAA5 is 60 [micrograms per liter] ug/L (parts per billion, ppb). An MCL is calculated as a 12-month locational running annual average (LRAA) of quarterly samples. The Commission first experienced a violation of the HAA5 drinking water standard in December 2018.

DBP Sample Locations	Sample Result for Quarter 2 of 2026	Locational Running Annual Average (LRAA) for Quarter 2 of 2026*
	HAA5 (ppb ¹)	HAA5 (ppb ¹)
10081 – Chapin St Pump Station	52	57
10082 – 1400 State St Vibra/PV Hospital	56	63
10074 – 833 Page Blvd	57	63
10089 – 292 Main Street	58	59
10083 – North Main Fire Station	56	63
10085 – Center Street Fire Station	65	73
10086 – 1043 Sumner Ave	53	65
10075 – Catalina Pump Station	57	62

*LRAAs above the MCL for HAA5 (60 ppb) are in bold.

¹ parts per billion (ppb) = parts per million (ppm) / 1000

What does this mean?

This is not an emergency. If it had been an emergency, you would have been notified within 24 hours. Disinfectants added to drinking water sources can interact with natural organic material (NOM) in the water to form DBPs.

Some people who drink water containing haloacetic acids in excess of the MCL over many years may have an increased risk of getting cancer.

In addition, young children (including infants), pregnant women or those who may become pregnant may be potentially more susceptible to risks from exposures to chemicals, such as HAA5.

What is being done?

The Commission's existing West Parish Filters Water Treatment Plant was last modernized in 1974 and is not capable of removing current levels of NOM to the extent necessary to meet today's DBP regulations. The Commission continues to adjust the existing treatment process to maximize NOM removal. As a permanent solution, the Commission is building a new drinking water treatment plant. Construction of the new treatment plant began in fall 2024 and construction progress can be followed at newwestparish.com.

The new treatment plant will ensure that 21st century standards for regulatory compliance, water quality, and reliability are met. Until the new treatment plant is fully online, the Commission expects there will continue to be exceedances of the MCL for DBPs. Customers will receive notification any time there is an exceedance.

What should I do?

You can choose to limit the amount of tap water used if you are pregnant, may become pregnant or are giving water to young children. For example, you can use water from another source, such as bottled water. While breast milk can be a source of HAA5 exposure for infants, **the Centers for Disease Control and Prevention recommend that nursing mothers continue to breastfeed their babies because of the numerous protective health benefits, despite the potential presence of environmental contaminants.**

If you have questions about your water system's operation, water quality monitoring, or response to this issue, please contact 413-310-3501 or info@waterandsewer.org or visit <https://waterandsewer.org/DBPs-FAQs>. If you have questions about the drinking water regulations or health risks posed by these contaminants,² you can contact the MassDEP Drinking Water Program at: program.director-dwp@mass.gov. If you have questions about specific symptoms, you can contact your doctor or other health care provider. If you have general questions about your health, you can contact the Massachusetts Department of Public Health at 617-624-5757. Further information is available in MassDEP's HAA5 in Drinking Water Information for Consumers Fact Sheet at: <https://www.mass.gov/media/2532591/download>

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Springfield Water and Sewer Commission. PWSID #1281000.

Date distributed: July 2, 2026

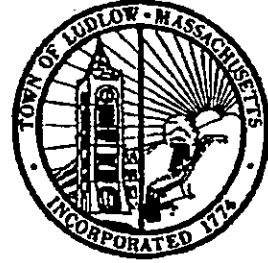
Phone: 413-310-3501

Email: info@waterandsewer.org

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

Town of Ludlow

Office of the Town Clerk



Kim M. Batista, Town Clerk

January 14, 2026

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

Re: Letter of Resignation from Planning Board Member, Joel Silva

Dear Mr. Rosenblum and Select Board Members:

Enclosed please find letter of resignation from Planning Board Member, Joel Silva. Mr. Silva has resigned as Planning Board Member effective immediately. I have accepted his letter of resignation and hereby certify his letter of resignation.

I am notifying the Select Board of this vacancy according to M.G.L. c.41, §109; c.41, §10 "no election shall be held for any office pursuant to this section unless the Selectmen file with the Town Clerk notice of an election for such office not less than fifteen (15) days before the last day to submit nomination papers to the registrars of voters for certification, before the election or any proceeding primary, caucus, or preliminary election."

The Select Board are required to notify the Town Clerk of this (2028) unexpired term for Planning Board Member.

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

Sincerely,

Kim M. Batista, CMMC
Town Clerk

Encl.

cc: Planning Board
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600

Joel Silva

230 Sewall St.

Ludlow, MA 01056

July 10, 2026

RECEIVED
TOWN CLERK'S OFFICE

2026 JUL 14 A 8: 16

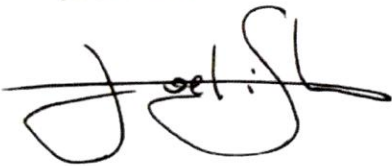
TOWN OF LUDLOW

To whom it may concern,

Due to increasing personal commitments, please accept this letter as formal notification of my resignation from the Town of Ludlow Planning Board effective immediately. It has been an honor to serve alongside a dedicated and progressive group of fellow Board members.

Thank you,

Joel Silva

A handwritten signature in black ink, appearing to read 'Joel Silva', with a stylized flourish extending to the right.



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

The Meeting of the Select Board held on Tuesday, July 7, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

First order of business: Pledge of Allegiance

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

5:30-5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Public Hearing – Keshavah Corporation – 12 Cady Street – Issuance/Transfer of Stock/New Stockholder & Change of DBA.

Motion made by Mr. Gennette to open the public hearing for Keshavah Corporation 12 Cady Street Issuance/Transfer of Stock/New Stockholder & Change of DBA at 5:45 p.m. **Mr. Alves second. All in favor. Motion passed 5-0.** Attorney Matthew Porter appeared on behalf of Keshavah Corporation along with Mr. Patel, who is the proposed new shareholder of the business currently operating as Pop-N-Kork. Mr. Porter explained that Mr. Patel has been working at the location and is purchasing shares to become a part-owner. There will be no changes to the business structure, hours of operation, officers, or directors. The corporation is requesting approval of the stock transfer and a DBA change from Pop-N-Kork to Liquors 44. He noted that the rebranding would include new signage, which would be submitted through the appropriate town process. Mr. Silva asked whether the Planning Board needed to review the change for occupancy purposes. Mr. Porter stated that no change of occupancy is anticipated and that DBA changes are typically handled through a business certificate, but he agreed they would consult the Planning Board if needed. Mr. Silva indicated he had no concerns with the request. **Motion made by Mr. Silva** to approve the request for a new Stockholder and Change the DBA at 12 Cady Street. **Mr. Gennette second. All in favor. Motion passed 5-0. Motion made by Mr. Gennette** to close the public hearing at 5:48 p.m. **Mr. Silva second. All in favor. Motion passed 5-0.**

6:00 P.M. – Public Hearing – Ludlow Coffee Co – 135 East Street – New Wine & Malt License.

Motion made by Mr. Gennette to open the public hearing for Ludlow Coffee Co, 135 East Street, new Wine & Malt license at 5:57 p.m. **Mr. Silva second. All in favor. Motion passed 5-0.** Kayla and Matt, two of the three owners of Ludlow Coffee Co., appeared before the Board to request a malt and wine license. They explained that the business currently serves coffee and food and hosts community events, such as paint-and-sip sessions, and they would like to offer wine at certain evening events where appropriate. They stated there would be no regular daily alcohol service and that alcohol would be stored securely in a liquor locker. Staff working during such events would be TIPS-trained.

Mr. Rosenblum asked for clarification, and Kayla confirmed wine service would occur only during designated events, typically between 4:00 p.m. and 9:00 p.m. He also relayed a constituent concern about winter walkway maintenance and limited parking in the area.

Nicole Afonso, owner of 44 Sewall Street, spoke in support of Ludlow Coffee Co. but raised safety concerns regarding speeding vehicles and customers using her private parking lot.

She asked whether plans were in place to manage overflow parking during events. Kayla stated the business has communicated to customers which parking is theirs and would continue to reinforce this, and that they would speak with their landlord (Deluxe Auto, the property owner) about signage or permission to use additional parking areas during events. Mr. Silva recommended contacting the landlord regarding use of spaces closest to the coffee shop. Ms. Afonso said her concerns centered on tenant access and safety, and appreciated efforts toward better communication. Mr. Alves encouraged ongoing communication between the businesses should issues arise. **Motion made by Mr. Sanches** to approve Ludlow Coffee Co, 135 East Street new Wine & Malt license. **Mr. Silva second. All in favor. Motion passed 5-0. Motion made by Mr. Gennette** to close the public hearing at 6:06 p.m. **Mr. Silva second. All in favor. Motion passed 5-0.**

CORRESPONDENCE

26-94 Charter Communications – Upcoming Changes to Channel Lineup. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-95 Color Ludlow with Love – Application to hold Celebration of Diversity event on Saturday, August 29th 10:00 a.m. – 3:00 p.m. at Veteran’s Memorial Park (Gazebo Park). **Motion made by Mr. Gennette** to approve Color Ludlow with Love application to hold Celebration of Diversity event on Saturday, August 29th 10:00 a.m. – 3:00 p.m. at Veteran’s Memorial Park (Gazebo Park). **Mr. Alves second. All in favor. Motion passed 5-0.**

26-96 Springfield Rescue – Request to hold charity “Ride to End Homelessness” on Sunday, July 12th. **Motion made by Mr. Alves** to approve the Ride to End Homelessness in coordination with our Police Department to be held on Sunday, July 12th. **Mr. Gennette second. All in favor. Motion passed 5-0.**

26-97 Sheila Dias, 1359 Center Street – Letter disputing jersey barriers located at 1353 Center Street.

Mr. Silva reported that after reviewing all documents and correspondence, he found no role for the Select Board in the matter raised, noting that issues of this type fall under the authority of the Building Commissioner and other relevant boards. He stated that without a referral or request from those boards, the Select Board has no jurisdiction. Mr. Gennette agreed, adding that Center Street is Route 21, a state road, further limiting the Board’s involvement. Mr. Rosenblum stated he also reviewed the materials and concluded that the matter pertains to planning, zoning, and building inspection, and would only come before the Select Board if an action requiring Board approval were needed. Mr. Silva recommended sending a notice to Sheila Dias explaining that the Board has no jurisdiction and advising her to follow up with the appropriate boards. Mr. Alves noted that the Building Commissioner has already responded to the matter. **Motion made by Mr. Silva** to send a notice to Sheila Dias notifying her that the Select Board has no jurisdiction over the matter. **Mr. Gennette second. Motion passed 4-1.** Ms. Church, Building Commissioner, addressed the Board to clarify the extensive enforcement work undertaken regarding repeated complaints about a Center Street property. She stated that she has investigated each complaint in accordance with 780 CMR and the town’s zoning bylaws, and that multiple departments—including Building, Health, Planning, Conservation, Electrical Inspection, Fire, and Police—have reviewed the concerns. No violations were found related to building code, zoning, fencing, solar array placement, or any other cited issue. She noted that a significant volume of complaints has been filed, and expressed concern that the situation is approaching harassment. Ms. Church emphasized that all departments have performed thorough due diligence, documenting findings in detail. She explained the avenues available for appeal: decisions under 780 CMR may be appealed to the Board of Building Regulations and Standards, and zoning decisions may be appealed to the Zoning Board of Appeals. She also referenced prior communication sent to the complainant explaining these options. Mr. Alves thanked Ms. Church for her written summary. Mr. Rosenblum noted that although the Board had already acted on the related agenda item, he wanted to ensure Ms. Church had the opportunity to speak. He reiterated that the matter does not fall under Select Board authority and that the Board will send a notice stating this. Mr. Serrizina, the property owner, addressed the Board, expressing frustration over the volume of complaints and the strain on town departments. He asked at what point the ongoing filings constitute harassment. Chief Brennan explained that the Police Department must investigate any complaint

received, but once a complaint is found unfounded or not sustained, there is no further enforcement action available. He noted that the pattern has burdened multiple town departments but that individuals cannot be prevented from filing complaints. Ms. Church concluded by reiterating that all relevant departments have investigated the matter extensively and found no violations or grounds for enforcement.

26-98 Board of Assessors – Requesting reconsideration of proposed changes to the excise tax adjustment process.

Ms. Hill, Treasurer/Collector, discussed ongoing issues related to the processing of motor vehicle excise abatements and the impact on collections. She explained that under MGL Chapter 60A, the Collector is required to accept full payments and not partial payments. Historically, partial payments have been accepted when residents received word-of-mouth or informal notice from the Assessors regarding potential abatements. She stated that this practice conflicts with state law and creates problems when abatements are not posted promptly. Ms. Hill reported that approved abatements are being posted only once per month, often after due dates, preventing her from collecting accurately on updated amounts and contributing to billing confusion. She said she has already met with Mr. Strange and Mr. Laramée to outline the issue and explain that timely posting—ideally immediately upon approval—is essential to maintain proper procedure while minimizing disruption for residents. Mr. Silva noted that excise procedures fall under state law and the authority of the Assessors, not the Select Board, but suggested determining why abatements are not being posted promptly. He recommended notifying the Assessors and seeking clarification.

Mr. Sanches, serving as liaison to the Treasurer/Collector's office, stated that both departments are following correct procedures individually, but the timing gap between the Assessors' approvals and the Collector's system updates (Munis) is causing problems. He emphasized that the Collector must rely solely on the figures displayed in Munis and cannot accept payments based on verbal representations or pending abatements. Mr. Gennette asked whether any local bylaw affects the process; Ms. Hill stated none exists and that state law governs excise collection. He recommended referring the matter to Town Counsel if needed to confirm proper alignment with state law and to address any misaligned practices. Mr. Rosenblum asked about typical refund timelines, and Ms. Hill confirmed that refund processing generally takes four to six weeks but could be avoided if abatements were posted immediately.

The Board discussed the need for improved communication between departments and agreed that additional conversation among the Town Administrator, Assessors, and Collector is appropriate. Mr. Alves noted that a recent letter from the Assessors was dated after Ms. Hill's initial meeting with staff and suggested another joint meeting to reconcile procedures with the updated information. Ms. Hill also informed the Board that, in addition to processing the current fiscal year's motor vehicle bills, she is handling outstanding FY25 excise bills for which demands were never issued, causing confusion among residents and contributing to elevated frustration. Town Administrator will continue discussions with Assessors and Treasurer/Collector to process abatements immediately vs once a month.

26-99 Massachusetts Department of Environmental Protection - Notice of Non-Compliance – American Concrete & Asphalt, Inc, 240 Ventura Street.

Mr. Rosenblum noted that this item appeared on the previous agenda because the Board received an email inquiry about it. He reiterated that, as previously discussed, the matter is under MassDEP's jurisdiction and is not currently within the Board's or the Town's authority unless MassDEP later requires local involvement. He stated that no action can be taken by the Board until MassDEP issues a determination. Mr. Alves added that a similar notice had come before the Board two or three weeks earlier, but it involved a different property. Although both property owners reside on the same street, the violations are separate, which had caused some confusion. He reiterated that this matter, like the prior one, remains under state purview. **Motion made by Mr. Alves to file. Mr. Sanches second. All in favor. Motion passed 5-0.**

26-100 Springfield Water & Sewer Commission – HAA5 Water Quality Violation & Public Notification. **Motion made by Mr. Alves to file. Mr. Sanches second. All in favor. Motion passed 5-0.**

26-101 Public Safety Facilities Planning & Oversight Committee – Organization.

Mr. Gennette reported that the Public Safety Facilities Planning & Oversight Committee met and organized with the following officers: Chairman Zac Ellison, Vice Chairman Brad Tierney, and members Tony Sanches, Aneta Lombardi, Ryan Pease, Mike Brennan, and Joshua Carpenter. He stated that the Select Board must formally approve the committee's organization. Mr. Silva asked what required approval, noting he believed the committee had already been established. Mr. Gennette clarified that while the committee itself had previously been formed, the Board must formally approve the slate of members and the committee's organizational structure. **Motion made by Mr. Gennette** to approve the Public Safety Facilities Planning & Oversight Committee as follows: Chairman Zach Ellison, Vice Chairman Brad Tierney, with members Tony Sanches, Aneta Lombardi, Ryan Pease, Mike Brennan, Joshua Carpenter. **Mr. Silva second. All in favor. Motion passed 5-0.** Mr. Gennette said that the end date for resident applications to be on the committee is not until the 14th. At the next meeting they'll submit resident fill-ins for the committee. There are two open spots currently for residents.

26-102 MASS DOT – Bridge Inspection Report dates 5/29/2026 – Piney Lane/Broad Brook. **Motion made by Mr. Silva** to file. **Mr. Gennette second. All in favor. Motion passed 5-0.**

UNFINISHED BUSINESS

Board to approve the FY26-FY27 LATOSS collective bargaining agreement (tabled from June 16, 2026). **Motion made by Mr. Gennette** to table. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve and sign intermunicipal agreement with Palmer for Veteran's services (tabled from June 16, 2026). **Motion made by Mr. Gennette** to approve and sign the intermunicipal agreement with Palmer for Veteran's services tabled from June 16th, 2026. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to discuss Treasurer/Collector staffing (tabled from June 16, 2026). **Motion made by Mr. Silva** to table. **Mr. Gennette second. All in favor. Motion passed 5-0.**

NEW BUSINESS

Board to approve and sign minutes from meeting of June 16, 2026. **Motion made by Mr. Gennette** to approve and sign minutes from meeting of June 16, 2026 with all members present except Mr. Silva. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to appoint Michelle White, Town Accountant. **Motion made by Mr. Silva** to appoint Michelle White as our new Town Accountant effective 7/1/2026. **Mr. Gennette second. All in favor. Motion passed 5-0.**

Board to appoint Capt. Zac Ellison, Lt. Brad Tierney, Police Chief Michael Brennan, Fire Chief Ryan Pease, James Gennette, Josh Carpenter, and Aneta Lombardi to the Public Safety Facilities Committee. This was addressed above.

Chief Brennan – Request to charge off medical expenses and lost wages to Chapter 41, §111F for an Officer injured on duty on June 14, 2026. **Motion made by Mr. Silva** to approve the request to charge off medical expenses and lost wages to Chapter 41, §111F for an Officer injured on duty on June 14, 2026. **Mr. Alves second. All in favor. Motion passed 5-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter/Paramedic injured on duty on June 11, 2026. **Motion made by Mr. Silva** to approve the request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter/Paramedic injured on duty on June 11, 2026. **Mr. Alves second. All in favor. Motion passed 5-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter/Paramedic injured on duty on June 8, 2026. **Motion made by Mr. Silva** to approve the request to charge off medical expenses and lost wages to Chapter 41, §111F for July 7, 2026

a Firefighter/Paramedic injured on duty on June 8, 2026. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve and sign FY26 year-end transfers. **Motion made by Mr. Gennette to approve and sign FY26 year-end transfers. Mr. Silva second. All in favor. Motion passed 5-0.**

Board to discuss music at Vanished Valley.

Mr. Ortiz of 105 Higher Brook Drive addressed the Board regarding noise from outdoor live music at Vanished Valley Brewery. He and his wife recently moved to Ludlow and had not been aware that amplified outdoor entertainment occurred regularly near their home. He described frequent weekend performances, impacts on their use of their property, and concerns shared by neighbors. He asked how such entertainment had been approved in a densely residential area and why the license continues to be issued. Board members explained the history and limitations of the town's entertainment license process. Mr. Gennette stated that the long-standing entertainment license application lacks detailed standards governing outdoor amplified music and does not distinguish between indoor and outdoor entertainment. Prior to the adoption of the town's noise bylaw, the Board had limited legal grounds to impose restrictions. He noted that the only noise complaint historically deemed substantiated by police was Mr. Ortiz's recent complaint, which prompted the Board to pursue clearer policy. Chief Brennan described how the Police Department evaluates noise complaints using both the town bylaw and MGL Chapter 272, Section 53. He explained that officers assess whether noise is unreasonable and take action when appropriate, including requesting volume reductions or ending a performance. He noted that Vanished Valley generally complies when contacted.

Mr. Gennette reaffirmed that the Board is developing comprehensive entertainment-license policies and procedures, including conditions for outdoor amplified music, enforcement mechanisms, and clearer guidelines for applicants and license holders. These draft policies have been referred to the Town Administrator, Town Counsel, and the Police Chief for review. Once recommendations are completed, the Board will consider and adopt revised standards applicable to all entertainment license holders town-wide. Mr. Ortiz asked why an outdoor entertainment license had been restored earlier than a previously discussed March date. Board members responded that the business made adjustments and, under existing license language, the Board had no legal basis to continue withholding the license. They noted that the Board is now working to establish legally defensible conditions and review procedures to address future concerns. Several Board members emphasized that entertainment licenses apply to numerous establishments, including community venues, and that any new policy must be equitable and legally sound for all license holders. They reiterated that they cannot deny a license without clear authority and procedures. Mr. Rodrigues of Vanished Valley stated that the business follows its license conditions and cooperates with police when asked to reduce volume. He expressed support for clearer, measurable standards. The Board affirmed that updated entertainment license policies are being drafted and will be brought back for Board review and action at a future meeting. **Motion made by Mr. Sanches that the Town Administrator provide a status update on the outdoor license policy referral with a date on when it is going to be available and in turn the staff notify current outdoor entertainment license holders that the policy review remains active and specific noise complaints should continue to be documented at the Police Department. Mr. Gennette second. All in favor. Motion passed 5-0.**

Mr. Rosenblum invited the owners of Vanished Valley Brewery to address the Board following comments from residents about outdoor amplified music. Mr. Ortiz reiterated concerns about noise levels, particularly the bass and drum vibrations that carry into surrounding homes, and said the music significantly affects his and nearby residents' quality of life. He noted that sound travels even with physical adjustments and suggested that improved communication from the business, such as meeting directly with neighbors, would have been helpful.

Mr. Rodrigues described several steps the business has taken in recent months to reduce noise, including repositioning the stage, adding a roof and sidewall panels that direct sound toward the building, and implementing continuous noise monitoring by a designated staff member equipped with a decibel meter. Bands are required to coordinate with this staff

member during sound checks and throughout performances, and the business has removed performers who refused to comply with volume requirements. He stated that Vanished Valley is willing to consider additional reasonable suggestions for noise mitigation. Board members discussed the challenge of managing amplified music, particularly bass frequencies, and acknowledged that different genres present different levels of impact. Chief Brennan explained how the Police Department evaluates noise complaints under both the town bylaw and Massachusetts General Law, and confirmed that police intervene when they determine that music is unreasonably loud. He noted there were no complaints received during the most recent weekend and emphasized that operators rely on complaints to determine whether further adjustments are necessary.

Mr. Brown of Edgewood Road said that while the venue is usually not audible at his home, a performance on May 30 was unusually loud and clearly audible. He stated that recent weekends appeared improved and that he sympathizes with affected neighbors. Mrs. Ortiz described the difficulty of deciding when to call police, noting that noise varies week to week and that frequent calls are burdensome. She explained that crowd noise also contributes to the disturbance. Ms. Nickerson of 794 Center Street, a long-time neighbor of the property, said the location has operated as an event venue for decades and that Vanished Valley has been a significantly more responsible neighbor than previous operators. She stated that the owners have historically honored commitments made to neighbors and showed courtesy toward her family for many years. She supported efforts to establish clearer guidelines but urged the town to avoid creating conditions that would undermine responsible business operations. Mr. Place, co-owner of 794 Center Street, stated he had personally observed quieter recent performances and believed the owners are receptive to reasonable regulation. He cautioned against adopting changes that respond only to a single venue rather than establishing consistent townwide standards.

Board members reiterated that the town is drafting updated entertainment license policies that will apply to all establishments. The proposed framework will distinguish indoor and outdoor entertainment, include clear conditions for amplified outdoor music, and establish enforcement and review procedures. The draft is under review by Town Counsel, the Town Administrator, and the Police Chief and will be brought back to the Board for consideration, public input, and eventual adoption.

Board to open Special Town Meeting Warrant to be held Monday, October 5, 2026. Articles are due by August 21st and Board to close the Warrant on September 15th. **Motion made by Mr. Silva** to open the Special Town Meeting Warrant to be held Monday, October 5th, 2026. Articles are due by August 21st and the Board to close the warrant on September 15th. **Mr. Alves second. All in favor. Motion passed 5-0.**

TOWN ADMINISTRATOR'S REPORT

BOARD UPDATES/MISC

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

CLOSING COMMENTS

Mr. Gennette offered congratulations to the Ludlow High School varsity and junior varsity basketball teams, noting that both recently won their championship tournament held in Maine. He praised the teams for their achievement and expressed pride in their success. He also shared that he attended recent Ludlow Cultural Council music events at the gazebo and commended the Council for organizing enjoyable community programming. He mentioned that he and his wife attended one event on the occasion of their 30th wedding anniversary and found it to be a very positive experience. Mr. Sanches reported that he met with the Town Treasurer/Collector, Michelle, and stated that operations in the office are going well. He also attended his first meeting as the Select Board liaison to the Council on Aging, noted that the board at the Senior Center is strong and active, and said he looks forward to continuing to work with them.

Motion made by Mr. Gennette to close the meeting at 7:30 P.M.
July 7, 2026

_____ 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, July 15, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

Members Present: Anthony Alves (via remote), William Rosenblum, Antonio Sanches, and Manuel Silva.

Members Absent: James Gennette

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.

VISITATION

5:30 P.M. – CLA – To discuss end of year transfers

Mr. Strange informed the Board that Katherine Pomeroy, who attended the Finance Committee meeting the previous evening, was unable to join remotely. He explained that the Board was now asked to review and vote on the final fiscal year 2026 reserve fund transfers, which would close out the year. Mr. Silva asked whether the Finance Committee had already reviewed the transfers and whether any concerns remained. Mr. Strange confirmed that the Finance Committee had signed off on them and raised no issues. Mr. Alves stated he had watched the Finance Committee meeting and had no further questions.

Mr. Silva noted that the transfers presented were additional items beyond those approved at the prior Select Board meeting. He read the list of accounts from which funds would be transferred, including: Reserve from Appropriation (\$50,000), Firefighter Salaries PFT (\$23,000), Custodian Salaries—Permit Part-Time (\$17,000), Purchase Contractual Services (\$14,000), Building Supplies (\$12,000), Building Repairs and Maintenance (\$11,000), Service Contracts (\$10,000), Communications—Telephone (\$10,000), Selectmen Vacations (\$7,500), Conferences and Travel (\$4,000), Burials (\$4,000), Appointed Officials—Temporary (\$2,500), Office Equipment Repair and Maintenance (\$2,000), All Other Purchase Services (\$2,000), Ambulance—All Other Purchase Services (\$1,000), and Appointed Officials (\$400).

He then read the accounts receiving the transfers, including: General Expenses for the Pond Commission (\$32,000), Replacement IT Equipment (\$17,000), Appointed Officials, Part-Time—Public Buildings (\$12,500), Public Buildings Vacations (\$12,500), Electricity—Non-Energy Utility (\$12,000), Energy—Natural Gas and CO₂ (\$11,500), Police Dispatch Overtime (\$10,500), Electricity—Non-Energy Utility (\$10,000), Professional and Technical Services for the Building Inspector (\$8,000), Appointed Officials—Veterans (\$4,000), Appointed Officials—Health (\$4,000), Electricity—Public Buildings (\$4,000), Planning Board—Purchase Services (\$4,000), Software Upgrades (\$4,000), Lease Purchases (\$4,000), Custodian Salary—Public Buildings (\$3,500), Public Buildings Vacations (\$3,500), Town Counsel Legal Services (\$3,000), Town Clerk (\$2,000), Appointed Officials—Assessors (\$2,000), Natural Gas—Public Buildings (\$2,000), DPW Purchase of Services (\$1,000), Selectmen Purchase of Services (\$1,000), Energy Management Lease Purchases (\$1,000), Police Ammunition and Equipment (\$500), and Office Supplies for Weights and Measures (\$400). **Motion made by Mr. Silva** to approve the fund transfers for the total amount of

\$170,400 effective today. **Mr. Sanches second. Mr. Alves yes, Mr. Silva yes, Mr. Sanches yes, Mr. Rosenblum yes. All in favor. Motion passed 4-0.**

Motion made by Mr. Silva to close the meeting at 5:39 p.m. Mr. Sanches second. Mr. Alves yes, Mr. Sanches yes, Mr. Silva yes, Mr. Rosenblum yes. 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.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

Licensing Authority Certification

Municipality: Ludlow

ABCC Commission Decision

APPROVED

Ralph Sacramone
Executive Director

Date of Commission Decision: 07/09/2026

License Information:

Applicant Name/DBA:	CASA PIZZERIA LLC / CASA PIZZERIA	License Number (if applicable):	04902-RS-0632
Premises Address:	325 East Street Ludlow MA 01056	Record Number:	2026-000824-RT-AMEND
Manager Name:	JAMES CARVALHO		
Class:	Annual	Granted Under Special Legislation?	Yes ☐ No ☒
Category:	All Alcoholic Beverages		
On / Off Premises:	On-Premises Consumption	Is there a pledge on this license?	Yes ☐ No ☒
Type:	Restaurant	Is this license under a management agreement?	Yes ☐ No ☒

Amendment Options:

Alteration of Licensed Premises

Application Contact:

Name: JAMES CARVELHO	Title: Owner	Phone: (413) 539-3175	Email: JAMES3175@CHARTER.NET
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Town of Ludlow, Massachusetts
Office of the Select Board

**Visitors' Code of Conduct
Policy**

Adoption Date: 7/7/2026

Purpose: To ensure a positive and safe experience for town staff and visitors to town buildings and facilities

I. Introduction

The Town of Ludlow employees strive to provide a positive experience for those visiting Town facilities and otherwise interacting with Town staff by following the Personnel Policy Handbook.” In addition, the Town supports a workplace that is conducive to personal safety and security and is free from intimidation, threats, or violent acts. The Town does not tolerate workplace violence, including the threat of violence by anyone who conducts business with the Town.

The Town will not tolerate harassing conduct that affects employment conditions, that interferes unreasonably with an individual’s performance of that creates an intimidating, hostile, or offensive work environment.

Complying with the Code of Conduct is required by all those doing business with Town employees. Violators of this policy may be asked to leave the premises.

II. Expected Conduct

- Show respect for others, building facilities, and personal property of others.
- Use common courtesy when interacting with others.
- Do not engage in any lewd or offensive behavior.
- Any form of violence is prohibited.



Town of Ludlow, Massachusetts
Office of the Select Board

- Smoking, drinking alcohol, or appearing to be under the influence of any illegal substance is prohibited.
- Avoid causing disturbances, disruptions, or roaming from office-to-office.

A copy of this policy shall be conspicuously posted in all town offices.

INFORMATION

LUDLOW PLANNING BOARD

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

**RECEIVED
TOWN CLERK'S OFFICE**

2026 JUL -1 A 10: 16

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION TOWN OF LUDLOW

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 23, 2026, at 7:15 p.m.** on the application of Cynthia Lage of **128 Williams Street**, Ludlow, MA (Assessors' Map 15C, Parcel 56) for: **soap making business**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 13, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **07/08/26 & 07/15/26** 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 JUL -1 A 10: 16
TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / ESTATE LOT

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 23, 2026, at 7:05 p.m.** on the application of PAH Properties, LLC of **0 & 329 Holyoke Street, and 0 Athol Street**, Ludlow, MA (Assessors' Map 11A, Parcels 47, 46, 45, 44, 43, 43A, 48 & Map 11B, Parcel 2) for: **estate lot**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 13, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **07/08/26 & 07/15/26** 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

33

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

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE

DATE: July 13, 2026

2026 JUL 13 P 1:43

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

TOWN OF LUDLOW

APPLICANT: Durmus Alper Koc
65 Waters Edge Drive, Ludlow, MA

Following a duly advertised public hearing held on **July 9, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 9, 2026**, with the following members present: ***Raymond Phoenix, Christopher Coelho, Kathleen Houle, Haley Rivers***, voted **4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – Uber Lyft business.**

REQUIRED FINDINGS:

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

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

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

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

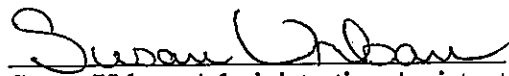
ABSENT:

Raymond Phoenix
Christopher Coelho
Kathleen Houle
Haley Rivers, Associate Member

William Ellison
Joel Silva

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

Filed with Town Clerk On: **July 13, 2026**


Susan Urban, Administrative Assistant

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

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE

2026 JUL 13 P 1:43

TOWN OF LUDLOW

DATE: July 13, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Kadir Sungur
521 Center Street, Apt.14, Ludlow, MA

Following a duly advertised public hearing held on **July 9, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 9, 2026**, with the following members present: ***Raymond Phoenix, Christopher Coelho, Kathleen Houle, Haley Rivers***, voted **4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office -- home office for transportation services.**

REQUIRED FINDINGS:

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

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

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

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

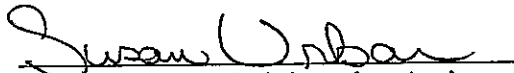
ABSENT:

Raymond Phoenix
Christopher Coelho
Kathleen Houle
Haley Rivers, Associate Member

William Ellison
Joel Silva

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Filed with Town Clerk On: **July 13, 2026**


Susan Urban, Administrative Assistant

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

**NOTICE OF DECISION
SPECIAL PERMIT**

RECEIVED
TOWN CLERK'S OFFICE

2026 JUL 13 P 1:43

TOWN OF LUDLOW

DATE: July 13, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Rachel Burgess-Rivera
23 May Road, Ludlow, MA

Following a duly advertised public hearing held on **July 9, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 9, 2026**, with the following members present: ***Raymond Phoenix, Christopher Coelho, Kathleen Houle, Haley Rivers***, voted **4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – home bakery.**

REQUIRED FINDINGS:

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

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

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

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

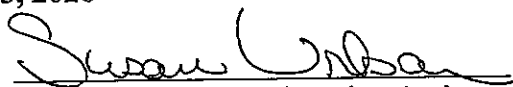
ABSENT:

Raymond Phoenix
Christopher Coelho
Kathleen Houle
Haley Rivers, Associate Member

William Ellison
Joel Silva

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Filed with Town Clerk On: **July 13, 2026**


Susan Urban, Administrative Assistant

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW,
FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: July 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: King Travel Inc.

NAME/TYPE OF NEW BUSINESS: King Travel Inc.
(bus repair/operations)

NAME OF OWNER OF BUILDING: Abilio and Maria Borges

ADDRESS OF BUSINESS: 165 Carmelinas Circle

APPROVAL DATE: July 9, 2026

Susan Urban
Administrative Assistant

Phone: (413) 583-5600 ext. 7



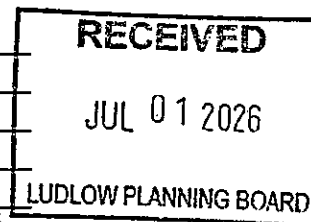
Construction to bus repair/operations

Contact Person (if different):

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

Property Owner (if different):

Name: Abilio and Maria Borges
 Address: 165 Carmelinas Circle, Ludlow, MA 01056
 Phone: 413-204-9438
 Fax: _____
 E-Mail: mzborges71@gmail.com
 Signature: Abilio Borges 07/01/26
 Abilio Borges



Building Owner (if different):

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

Detailed Description of Proposal: Commercial vehicle maintenance, repair, and storage in connection with the operation of a coach bus company.

All applications require a completed certificate of ownership / authority.

Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

Applications NOT requiring a public hearing (all changes of occupancy, ANRs, preliminary subdivision plans) must be received and reviewed for completeness by the Planning Board or its agent at least 10 days prior to a meeting date.

Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: _____

Fee Amount Received: 100.00 Fee Doubled: NO
 Supporting Documents? YES / NO
 Verified By: JC
 Date Received: _____

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW,
FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: July 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Northstar Motors & Collision LLC

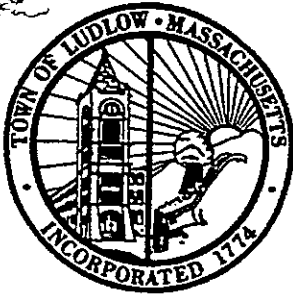
NAME/TYPE OF NEW BUSINESS: auto repair

NAME OF OWNER OF BUILDING: John Garcia, Ronald King

ADDRESS OF BUSINESS: 37 Letourneau Lane

APPROVAL DATE: July 9, 2026

Susan Urban
Administrative Assistant



Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7



Master Application

Date submitted to Planning Board: 07/02/2026

Location of Property: (address) 37 LETOURNEAU LANE Assessors' Map 5, Parcel 8

Zoning of Property: INDUSTRIAL C

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

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

Name of Business (if any): NORTHSTAR MOTORS & COLLISION LLC

Type Of Application (Check All That Apply):

* denotes supplemental application sheet required

Site Plan Control:

- ☒ Change of Occupancy
☐ Site Sketch
☐ Site Plan Approval

Subdivision Control:

- ☐ ANR *3
☐ Preliminary Subdivision Plan *3
☐ Definitive Subdivision Plan *3
☐ Waiver of Frontage *4

Special Permitting:

- ☐ Special Permit
☐ Home Occupation *1
☐ Home Professional Office
☐ Accessory Apartment *2
☐ Comprehensive Plan (MRD)

Other:

- ☐ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:

Name: Northstar Motors & Collision LLC
Address: 37 Letourneau Ln Ludlow MA 01056
Phone: 413-459-7662
Fax: 37
E-Mail: Glenn.fcb@162@yahoo.com
Signature: [Signature]

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

Auto recycling to auto repair

Contact Person (if different):

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



Property Owner (if different):

Name: John Garcia and Ronald King
Address: P.O. Box 468
Phone: 413-246-5287
Fax: _____
E-Mail: _____
Signature: _____

Building Owner (if different):

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

Detailed Description of Proposal: Towing / repair shop.

All applications require a completed certificate of ownership / authority.

Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

Applications NOT requiring a public hearing (all changes of occupancy, ANRs, preliminary subdivision plans) must be received and reviewed for completeness by the Planning Board or its agent at least 10 days prior to a meeting date.

Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: _____

Fee Amount Received: 100 Fee Doubled: NO
Supporting Documents? (YES) NO
Verified By: JL
Date Received: 7/2/20

Town of Ludlow

Office of the Planning Board



July 14, 2026

Mr. Miguel Goncalves
2205 Boston Road A-1
Wilbraham, MA 01095

RE: Site Sketch – 23 Oregon Avenue

Dear Mr. Goncalves:

Please be advised that at its meeting on July 9, 2026, the Planning Board voted to approve the Site Sketch for 23 Oregon Avenue for a proposed towing company, subject to the following conditions:

- All required parking shall be relocated to areas that are already paved.
- Any gravel area used for overflow parking shall be temporary in nature.

Thank you for submitting the updated plans.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Susan Urban
Administrative Assistant

cc: Town Clerk
Assessors
Building
Conservation
DPW
Fire
Safety
Select Board

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

Town of Ludlow

Office of the Planning Board



July 14, 2026

Mr. Palmer Moore
Ludlow Renewables, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110

RE: Site Sketch – 0 East Street

Dear Mr. Moore:

Please be advised that at its meeting on July 9, 2026, the Planning Board voted to approve the Site Sketch for 0 East Street (modification to original site plan), subject to the following conditions:

- Update table to reflect all requirements.
- Turnaround parking area to show paved or to be paved.
- Submit defined plan for the maintenance of the vegetation control and snow removal.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Susan Urban
Administrative Assistant

cc: Devin Howe
Ralph Capua
Town Clerk
Assessors
Building
Conservation
DPW
Fire
Safety
Select Board

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