



RECEIVED
TOWN CLERK'S OFFICE
2026 JUL -1 P 12: 01
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

**AGENDA
SELECT BOARD
Select Board's Conference Room
July 7, 2026
5:30 P.M.**

5:30 P.M. – CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to MGL Chapter 30A, section 20(f), after notifying the Select Board chair, any person may record the open session of this Select Board meeting, subject to reasonable requirements of the chair. This meeting is being recorded by Ludlow Community Television. If anyone else is recording, please identify yourself now.

5:30 – 5:45 P.M. – PUBLIC COMMENT

VISITATION

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

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

CORRESPONDENCE

26-94 Charter Communications – Upcoming Changes to Channel Lineup.

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).

26-96 Springfield Rescue – Request to hold charity "Ride to End Homelessness" on Sunday, July 12th.

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



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Office of the Select Board**

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

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

26-100 Springfield Water & Sewer Commission – HAA5 Water Quality Violation & Public Notification.

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

26-102 MASS DOT – Bridge Inspection Report dates 5/29/2026 – Piney Lane/Broad Brook.

UNFINISHED BUSINESS

Board to approve the FY26-FY27 LATOSS collective bargaining agreement (tabled from June 16, 2026).

Board to approve and sign intermunicipal agreement with Palmer for Veteran's services (tabled from June 16, 2026).

Board to discuss Treasurer/Collector staffing (tabled from June 16, 2026)

NEW BUSINESS

Board to approve and sign minutes from meeting of June 16, 2026.

Board to appoint Michelle White, Town Accountant.

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.



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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.

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.

Chief Pease – Request charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter/Paramedic injured on duty on June 8, 2026.

Board to approve and sign FY26 year-end transfers.

Board to discuss music at Vanished Valley.

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.

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:

Events on the Library Lawn:

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

Bubble Storytime July 20, 11am-12:30 pm.

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.



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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

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: **Keshavah Corporation** DBA: **Liquors 44**

Street Address: **12 Cady Street** Zip Code: **01056**

Manager: _____ Granted under Special Legislation? Yes No

\$15 Package Store (i.e. restaurant, package store) **Annual** (Annual or Seasonal) **All Alcoholic Beverages** (i.e. Wines and Malts / All Alcohol)

If Yes, Chapter _____ of the Acts of (year) _____

DESCRIPTION OF PREMISES Complete description of the licensed premises

One floor for a total of 9,500 SF, with two (2) exits and one (1) entrance.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: _____ Date: _____ Time: _____

Advertised: Yes No Date Published: **6/17, 6/24/2026** Publication: **Turley Publications**

Abutters Notified: Yes No Date of Notice: **6/8/2026**

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



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

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- 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 (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

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



Nancy M. Clark
Director of Government Affairs

June 15, 2026

RE: Charter Communications – Upcoming Changes

Dear Municipal Official:

This letter will serve as notice that Spectrum Northeast, LLC (“Spectrum”) on or after July 15, 2026, will add Estrella TV to channel 244 on the channel lineup serving your community. Spectrum is restoring this programming that was lost when WASA LD changed network affiliation from Estrella TV to HOT97 on or around March 31, 2026.

If you have any questions, please feel free to contact me at 508-365-6655 or via email at Nancy.Clark@Spectrum.com.

Sincerely,

A handwritten signature in black ink that reads "Nancy M. Clark".

Nancy M. Clark
Director, Government Affairs
Charter Communications



Town of Ludlow Select Board USE OF OPEN SPACES POLICY

EFFECTIVE : July 22, 2025

Introduction:

Thank you for considering the Town of Ludlow for your event! The Town of Ludlow recognizes that municipal buildings and properties have been created by, and are supported by the citizens of Ludlow, and that the Select Board supports the use of the Town facilities by individuals, groups, and associations for educational, cultural, civic, and recreational activities. It is the goal of the Town of Ludlow to work with event managers and organizers to help ensure that the events taking place in our community are both safe and successful, while minimizing the impact on our residents and businesses. Completing this form is the first step in your application process and does not confirm your date or signify any intention by the Town to approve this application.

Policy, Rules and Regulations:

Individuals, groups and associations involved in educational, cultural, civic, and/or recreational activities may be permitted use of town-owned Open Spaces on a space-available basis provided use does not interfere with Town operations and the application is otherwise approved by the Select Board. Town department activities and official Town committees will always have priority regarding the use of these spaces. Granting of permission to use an Open Space should not be construed as an endorsement of any individual or group. No applicant should, in any of its publicity, state or suggest that the Select Board, the Town of Ludlow, or its officials, employees, and agents sponsors or endorses the activity, the applicant, or any set of ideas.

Applications may be obtained in person from the Select Board's Office located at Ludlow Town Hall (488 Chapin Street) or via the town website at www.ludlow.ma.us. Permission to use an open space will be reviewed by the Select Board or their designee upon

completion of the appropriate application and use form (*attached*). All applications must be in writing and submitted to the Select Board's Office not less than ninety days (90) and not longer than twelve months in advance of the proposed use time.

All components of the event are subject to approval by the Select Board and may also require approval by and/or permit(s) from other Town agencies, departments, or boards. It is the responsibility of the applicant to secure all necessary Town of Ludlow permits and submit payments required for permits. If you are scheduling a large and/or complicated event, you may be required to obtain approval from several Town departments (Building, Health, Recreation, Police, Fire) as well as one-day alcohol and/or entertainment licensing. You will be notified as to which approvals are necessary depending on the size/scope of your event.

The authorized participant is required to demonstrate that adequate provisions have been made for security, parking, insurance, set-up, maintenance and cleanup, emergency services, and safety of operations.

The Town assumes no liability for injury to persons authorized to use an Open Space and further assumes no liability for loss or damage to equipment, materials, or other individual property. Groups using the facility will need to sign a release of liability (*attached*).

Each applicant must supply a certificate of insurance, from an insurer licensed to do business in Massachusetts, in an amount not less than \$1 million, naming the Town of Ludlow as an additional insured, and covering damage to the park(s), its grounds, and its contents, and liability for injury to people occasioned to use the park. Such certificate must show that the insurance it offers is not cancelable except on at least ten (10) days' written notice to the Select Board.

The Town reserves the right to cancel any use within fourteen calendar days' notice. In addition, cancellation may occur without advance notice due to inclement weather conditions or emergency situations.

Those using an Open Space shall be responsible for controlling the behavior of persons entering the Park or attending the function, by assuring the following:

- a. The responsible person in charge of the function or event shall always be present. The person responsible shall remain until everyone else has left the premises.
- b. Children must be always supervised. One responsible adult should always be in charge and present for every ten (10) children.
- c. Gambling in any form is prohibited per Massachusetts State Law.
- d. Alcohol is allowed only in designated areas and requires a liquor license from the Select Board.

Those using an Open Space should protect it from damage by assuring the following:

- a. Use must be limited to the specific area granted/approved.
- b. No equipment, furnishing or fixtures are to be used, moved, altered, adapted, or adjusted without permission. A written layout (using a current google image) of the desired setup of tables, chairs and/or facilities shall be provided with this application and are subject to the approval of the Town Administrator, Health Department, Department of Public Works, Fire Department and Police Department.
- c. Restitution for any vandalism or accidental damage to the facility or equipment will be the responsibility of the organization using an Open Space.
- d. Nothing shall be pinned, taped, or fastened, painted or drawn to the walls, curtains, or floors, etc. and the Open Space shall not be altered, temporarily or permanently in any such way.
- e. The Open Space must be left in a clean and orderly condition. The users of the Open Space shall be responsible for cleaning up. The Open Space must be returned to the state of cleanliness and order prior to its use for the event.
- f. The use of the Open Space is confined to the area or facilities stipulated in the application. All access to other areas of the building is strictly prohibited. Users of Veteran's Memorial Park ("Gazebo Park") must stay at least 20 feet away from the Veteran's Memorial, which fronts on East Street.
- g. Any and all costs associated with police/fire details or presence must be paid by the applicant. The need and scope of police/fire details shall rest in the sole uncontestable discretion of the Police and Fire Departments.
- h. Applicants that are not Ludlow-based (e.g., do not have a Ludlow address or place of business) are required to submit a \$1,000 deposit that will be returned to the applicant after an inspection of the used open space and confirmation by the town that all applicable requirements of this policy have been adhered to.

Failure to comply with any conditions of use will render the applicant liable to the Town of Ludlow for the cost of repair and/or clean up and may result in additional charges and/or forfeiture of future bookings.

The Town of Ludlow reserves the right to deny requests due to prior disrespect of facilities, property, equipment, personnel and/or rules and regulations, including exceeding the scope of the previously approved use.

Applicability:

This policy is only applicable to the use of town-owned open spaces by applicants or groups who are not legally affiliated with the Town of Ludlow. The monument area of Memorial Park, which honors Ludlow residents who served our country, may not be used by anyone except town officials. The private use of Town buildings and any and all meeting spaces, and/or offices within or upon the Town property is strictly prohibited, except otherwise specified in writing elsewhere. This policy shall not apply to or alter any other existing policies for the private use of other Town of Ludlow property and/or facilities not in the care, custody and control of the Select Board; for example, this policy does not apply to the Public Schools or its properties.

Department Contact Information:

Police Department: [name]—413-583-8305

Fire Department: Chief Ryan Pease—413-583-8332

Health Department: Paulina Matusik, Health Director—413-583-5600 ext. 6

Department of Public Works: Jamie Tomas, Director—413-583-5625 ext. 1401

Recreation Department: [name]—413-583-8856

Select Board's Office: Marc Strange, Town Administrator—413-583-5600 ext. 0

APPLICATION FOR USE OF TOWN OPEN SPACES AND WAIVER OF LIABILITY AGREEMENT

Event Summary

Event Title: Color Ludlow With Love

Description: A celebration of diversity in our Community. We will have speakers, music, food trucks, and activities.

Event Location:

- Veteran’s Memorial Park (“Gazebo Park”)—11 East Street
- Post Office Park—Chestnut/Winsor/Sewall Streets
- Whitney Park—167 Howard Street
- The Riverwalk—Riverside Drive West Street Park—84 West Street
- Camp White—Munsing Street Electric Park—13 Watt Ave
- Other _____

	Day of the Week	Date	Time
Set up Starts	Saturday	08/29/2026	8:00 am
Event Starts	Saturday	08/29/2026	10:00 am
Event Ends	Saturday	08/29/2026	3:00 pm
Dismantle Ends	Saturday	08/29/2026	5:00 pm

Anticipated number of attendees? 300

Is this an annual event? Yes

Note: Most park areas cannot be reserved for the exclusive use of the groups, and access to the area by the general public must be available at all times. This means that areas cannot be roped off or otherwise secured.

Site Plan & Route Map

To ensure appropriate review of your event, it is preferred that you submit one or more of the following: Blueprints or computer assisted drawings of your event site plan or a hand drawing of your site plan. Be sure to include the placement of receptacles (bins, dumpsters) for both trash and recycling in your plan/map.

Temporary structures, including stages built by private parties, shall conform to all applicable building codes and other Town regulations, and the Authorized User shall obtain any required building permits from the Building Department (413) 583-5600 ext. 1214 and Fire Department (413) 583-8332 ext. 2310. If a tent is erected, the Building/Fire Department shall complete a safety inspection prior to the event. The Health Department must be contacted for safe food handling and Food Permit at (413) 583-5600 ext. 1271.

Your event site plan/route map should be submitted and include but not limited to:

- An overview of the event venue, including the names of all streets or areas that are part of the surrounding area. If the event involved a moving route of any kind, indicate the direction of the travel and all street or lane closures.
- The provision of minimum twenty-foot (20') emergency access lanes throughout the event venue.
- The location of first aid facilities.
- The placement of dumpsters and/or trash & recycling bins
- The location of all stages, bleachers, grandstands, canopies, tents, portable toilets, booths, cooking areas, trash containers and dumpsters, and other temporary structures.
- A detail of the food booth(s) and cooking area(s), including identification of all vendors cooking with flammable gases or barbecue grills.
- Locations of generator(s) and/or source of electricity.
- Placement of vehicles and/or trailers.
- Exit locations for outdoor events that are fenced and/or locations within tents and ten structures.
- Identification of all handicapped accessible areas that meet 521 CMR Architectural

Access Board (ADA) Standards.

- Other event components not listed above. Please describe:

Contacts/Organization Information

This section will allow the Town Departments and agencies that have an interest in your event, to contact the appropriate individuals for any further information regarding your event. It will enable the Town to ensure all your needs are met, and that the interest of the Town's venue(s) are considered. Please feel free to write-in or attach any further information that you feel would be important in this matter.

Kelly DeGobbi	(413) 222-4219	KellyDeGobbi@gmail.com
Applicants' Name	Phone/Cell	Email <i>(Required)</i>

DIAL	385 Westerly Circle	Ludlow, MA	01056
Organization Name	Street Address	City, State	Zip

	(413) 222-4219	KellyDeGobbi@gmail.com
Web Address	Organization Phone	Email

Emergency Contacts:

In case of an emergency during the event, a person must be available to be contacted during the hours of the event. Please identify:

Kelly DeGobbi	(413) 222-4219	
Name	Cell Phone	Other Phone

Mike Kelliher	(413)427-8105	
Name	Cell Phone	Other Phone

Organization Status

TAX EXEMPT, NON-PROFIT: This refers to an organization that has been recognized as tax exempt by the Internal Revenue Service at least six (6) months prior to your event date and is in good standing with the IRS. If you are a bona fide tax exempt, non-profit organization, a copy of your current tax exemption letter is required.

1. Is the Authorized user a commercial entity: Yes No

2. Is the Authorized User a bona fide tax exempt, non-profit entity? Yes No

If yes, you must attach to this application a copy of your IRS tax exemption letter providing proof and certifying your current tax-exempt status.

3. Are fees for admission, entry or participation required? Yes No

If yes, please provide an amount. _____

4. Are fees for vendor or other required?

Yes No

Attach a copy of the most recent financial statement for this event.

Security Plan

Have you made arrangements for security? Yes No If yes, check all that apply:

- Town of Ludlow Police Department
 Licensed Professional Security Company**
 Other* Please describe: _____

*Certain activities require heightened security. The type of security will be determined by local, state and or federal officials.

**If using licensed Security Company, please complete the following:

Company

Phone

Street

City

State

Zip

Private Operating License #

Licensed Professional Security Company shall provide the Town with an insurance certificate naming the Town of Ludlow as "Additional Insured." A copy of such must be submitted no later than 14 days prior to the event date.

Medical Services/Safety Plan

EMS Plan

Due to the vast number of different types of events, along with the anticipated crowd sizes, any Authorized User shall contact the Town of Ludlow Fire Department at (413) 583-8332 ext. 2310 to determine the adequate resources needed for your event.

Fire Safety Plan

The Fire Department shall be contacted in advance for any event that will include, tents, bonfires, propane tanks, fireworks displays, temporary structures, and any open flames. but not limited to the items listed above. Permits are not transferable, and any change in use, operation or tenancy shall require a new permit.

527 CMR 1:04: The Chief of the Fire Department or their designee may revoke a permit or approval issued under the provisions of 527 CMR, if there is any violation of the Fire Code, or there have been any false statements or misrepresentations. Certain special events may require a fire watch detail. A Fire Inspector shall inspect the site of the event and determine the need for a fire watch detail. Please contact the Fire Department for guidelines and associated costs for fire watch details.

- The Fire Department requires that the permit applications be filed at the Fire Department.
- Any inspection that is conducted after hours would require overtime for the inspector.
- Fireworks displays require a Fire Inspector and Police Officer to be present from the time that the fireworks arrive in the town until the end of the fireworks show.
- The fireworks permit is required to be submitted to the Fire Department at least 20 days before the date of the show. 527 CMR 1.00 1.12.8.39.2.2(1)

Accessibility Plan

1. Will there be a clear path of travel throughout your event venue? Yes No

If no, please explain: _____

2. Have you developed a Disabled Parking and/or Transportation plan (including use of public transportation or shuttle services) for your event?

Yes No

If no, please explain: We will have the disabled parking spaces at the library available, but for this location disabled parking is limited.

3. Will there be accessible rest rooms at your event? Yes No

If no, please explain: _____

4. Will all food, beverage and vending areas be accessible? Yes No

If no, please explain: _____

Entertainment and Related Activities

- o Will you be erecting and using any tents or other temporary facility? Yes No
- o Will sound checks be conducted prior to the event? Yes No

When? 9:00am _____

- o Will sound amplification be used? Start date/time: _____

End date/time: We will have music and speakers from 10:00 until 3:00

- o Will there be fireworks? Yes No Fireworks require a Fire Detail and Police Officer to be present from the time the fireworks arrive in the Town until the end of the show. They will also require the erection of crowd control fencing.
- o Will inflatable items, Hot air balloons or similar devices be used? Yes No
- o If yes, please explain:

-
- o Do your event plans include any casino games, bingo games, drawings or lottery opportunities?
 Yes No
 - o If yes, please explain:

Amusement Rides

Will you have amusement rides? Yes No If yes, please answer the following:

Number of rides: _____

Dates of operation: _____

Amusement Vendor (name, address, phone#): _____

License #: _____

Amusement/Carnival Vendor shall carry liability insurance naming the Town of Ludlow as "Additional Insured." A copy of such must be submitted not later than 14 days prior to the event date. Include safe ride operator certificate with application. Vendor must coordinate with Local and State Inspectors for ride compliance.

Restrooms

Have you determined any facilities in the immediate area of your event which will be available to the public during the entire event? Yes No

If yes, please explain where they are located and how you have determined their availability during the entire event.

- Are the restrooms owned by the Town of Ludlow? Yes No
- Are you providing portable restrooms? Yes No
- How many portable restrooms? 2

Name of Portable Restroom Company Parkers Portables

Address: 14 Darrel Ave, Granby Ma 01033

Phone# 413-222-0488

Name of Contact person: _____

Set up time: 8:00am Pick up time: 4:00pm

Alcohol

Will there be any alcoholic beverages at your event? Yes No If yes, please check all that apply:

- Free/host alcohol Alcohol sales Beer
 Beer & Wine Beer, Wine & Distilled Spirits

Will there be a licensed bartender/caterer to serve the alcoholic beverages? Yes No

If yes, please provide company name, address,
phone: _____

Liquor Liability License#: _____

Please explain your plan to ensure the safe sale or distribution of alcohol at your event:

- Will you be using wristbands? Yes No
- Will you be supplying police detail? Yes No
- Who will be responsible for checking I.D.'s? _____
- Who will be responsible for making sure alcohol does not leave restricted areas?

○ Has anyone who will be serving or dispensing alcohol received TIPS certification or any other type of alcohol intervention training? Yes No

If yes, please provide their names(s) along with evidence of their certification:

Servers must be certified as trained in alcohol service safety such as "TIPS", "ServeSafe", or other alcohol service safety program. Proof of certification required.

Waste Management

It is the responsibility of the Authorized User to ensure that all waste is properly disposed of during and after the term of the event. For multiple day events, all trash barrels must be emptied and waste removed from the site as needed and at the end of the day.

If the area is not properly cleaned, or if there is any damage to town property as a result of your event, you will be billed for the full cost of recovery, which will include rates for cleanup and repair. Further, failure to properly clean may result in disapproval of any future requests for a Use of Open Space, or may require a cash deposit and/or surety bond.

- **You are required to supply your own trash barrels**

- If the Town of Ludlow is supplying your trash barrels, you must supply your own plastic linings for the trash barrels. Call the Department of Public Works to coordinate.

- Should the proper disposal of waste at your event require a dumpster, the Authorized User is responsible to supply such item(s) at its own cost.

- Number of dumpsters: _____

- If cooking on site you must arrange for proper disposal of cooking oil.

Food Concession or Preparation

You may be required to apply for a health permit if food or beverages are sold or given away during your special event.

The Health Department will determine if your event requires a food permit. If a licensed caterer will be serving food at the event the caterer must submit a copy of its food license to the Town's Health Department, along with a copy of the menu and a notification form. Also, in the Commonwealth of Massachusetts a certified food protection manager certification and allergen certification is required. Guidelines for food facilities are provided by the Town of Ludlow's Board of Health. These guidelines should assist you in planning for food handling, preparation and serving in the most responsible and legal matter. Any questions, please contact the Health Department at 413-583-5600 ext. 1271.

1. Does your event include food concession and/or preparation areas? Yes No

Please describe how food will be served and or prepared:

We will have food trucks with their own prep and sales areas. All will be inspected by the Board of Health

2. Will there be food vendors on site?

Yes No If yes, how many? 3

3. Do you intend to cook food in the event area? Yes No

If yes, specify the method (i.e. gas, electric, charcoal, etc.) Use of propane requires contact with the fire department.

We will be using food trucks with their own setups.

4. Will you and/or the food concession vendor provide a sink to be used in the proper preparation of food? Yes No

If yes, will you be supplying your own licensed plumbers and electricians to set up and connect the sinks? Yes No

Food Vendor Name _____ Phone# _____

Address _____

If more than one vendor, include a list of vendors with their address & phone number.

Applicant's Affidavit & Waiver of Liability Agreement

By signing this application, the person whose signature appears below signifies that he/she is personally, financially responsible for their group, will see that the facilities and equipment are not misused, that groups have proper adult supervision, that properties are used in conformity with policies established by the Town, and that any damages and/or loss whatsoever as a result of the group's use of properties will be compensated in full by the responsible person, upon demand.

It is hereby understood by the responsible person signing this application that any Town activities have absolute priority for use of any portion of the Open Space, even if an outside group (e.g., the applicant) has requested the use of a portion of the Open Space. Any Town activity whatsoever that may be subsequently scheduled shall have absolute priority for use of the Open Space.

The Town disclaims liability for loss or damage to personal property or personal injury, and the applicant individually and on behalf of each member of his/her group agrees to release and hold harmless the Town, its officials and employees and not to sue any of the same for any such liability or loss.

The applicant agrees to: abide by all of the policies of the Town and laws of the Commonwealth. As a condition of access to the Open Space, the requesting organization and the undersigned applicant agree to the following: To pay for and assume full liability for any and all loss or damages to person or property or claim thereof resulting to or arising from the use of the Open Space by such organization or individual (and those granted access to the Open Space thereby) whether from an occurrence at the Open Space itself during such use, before or after such use, going to and from such use, and/or within available parking areas. To reimburse or hold harmless the Town and the members, agents, and employees thereof from any such loss, damage or claim, including, but not limited to, it or their attorney's fees; to pay any attorney's fees and costs paid or incurred by the Town to enforce any obligation imposed under this paragraph or otherwise in the application; and to pay for cleanup if the Open Space and/or utilized equipment is/are not left in a clean and orderly fashion. In the event there is a question as to whether or not the Open Space and/or utilized equipment was left in a clean and orderly fashion, the Town Administrator shall make such determination.

Furthermore, in consideration of being permitted to use the Open Space, I/WE for myself/ourselves, my/our personal representatives, assigns, heirs, and next of kin hereby release, discharge, and covenant not to sue the Town, its respective manager, directors, agents, officers, members, volunteers, employees, other participants, sponsors, advertisers, and any owners, lessors of the premises on which I/We are permitted to use from all liability, claims, demands, losses, or damages on my/our account caused in whole or in part by the negligence of the Town or otherwise that may have arisen in the past, or may arise in the future, directly or indirectly, and I/We further agree this if, despite this release and waiver of liability, assumption of risk, and indemnity agreement I/We, or anyone on my/our behalf, makes a claim I/We will indemnify, save and hold harmless each of the

parties claimed against from any litigation expenses, attorney fees, loss, liability, damage, or cost which anyone may incur as the result of such claim.

I/We have read this agreement, fully understand its terms, understand that I/We have given up substantial rights by signing it, and have signed it freely and without any inducement or assurance of any nature and intend it to be a complete and unconditional release of all liability to the greatest extent allowable by law and agree that if any portion of the agreement is held to be invalid the balance, notwithstanding, shall continue in full force and effect.

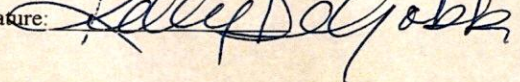
Name of Applicant: Kelly DeGobbi Date: 6/3/26

Organization Name: DIAL

Applicant's Address: 385 Westerly Circle Ludlow Ma 01056

Applicant's Phone Number: (413) 222-4219

Applicant's E-Mail KellyDeGobbi@gmail.com

Applicant's Signature: 

This Affidavit **MUST** BE SUBMITTED, *signed* and postmarked or received (at least 90 days prior to the event) to the following:

Ludlow Town Hall
c/o Select Board's Office
488 Chapin Street
Ludlow, MA 01056

FAILURE TO RETURN THIS SIGNED AFFIDAVIT WITH THE COMPLETED PERMIT APPLICATION SHALL CAUSE THIS USE OF TOWN PROPERTY APPLICATION TO BE DEEMED INCOMPLETE

For Police Department Official Use Only

- Approval Recommended
- Approval Not Recommended
- Police Officer Required: Yes No Other

Comments/Conditions:
 At least 2 officers at detail rate. Contact Records Department for rates/cost.

Date: 6/9/26 Signature: *[Signature]*

For Fire Department Official Use Only

- Approval Recommended
- Approval Not Recommended
- Fire Dept. Presence Required: Yes No

Comments/Conditions:
 Please have food trucks reach out to Capt. Zac Ellison at least 3 weeks prior to the event for an inspection.

Date: 6/11/2026 Signature: *[Signature]*

For Public Works Official Use Only

- Approval Recommended
- Approval Not Recommended

Comments/Conditions: Please contact DPW if employee will be needed for trash removal @ overtime rate.

Date: 6-11-26 Signature: *[Signature]*

For Recreation Department Official Use Only

- Approval Recommended
- Approval Not Recommended

Comments/Conditions:

Date: Signature:

For Building Department Official Use Only	
<input checked="" type="checkbox"/> Approval Recommended <input type="checkbox"/> Approval Not Recommended	
Comments/Conditions:	
Date:	Signature: <i>[Signature]</i>
For Health Department Official Use Only	
<input checked="" type="checkbox"/> Approval Recommended <input type="checkbox"/> Approval Not Recommended	<input type="checkbox"/> <input type="checkbox"/>
Comments/Conditions:	
<p>Please have Food trucks reach out to Health Department at least 14 days prior to the event to obtain permits.</p>	
Date: <i>6/12/06</i>	Signature: <i>Pauli Materu</i>
For Select Board Official Use Only	
<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	<input type="checkbox"/> <input type="checkbox"/>
Comments/Conditions:	
Date:	Signature:



10 Mill Street | Springfield, MA | springfieldrescuemission.org

June 11, 2026

To the Members of the Select Board,

I am writing to inform you of an upcoming motorcycle charity event, the Ride to End Homelessness, which will take place on Sunday, July 12th.

The ride will begin in Auburn and conclude at the Ludlow Elks Lodge, located at 69 Chapin Street, Ludlow. Participants will be escorted by the Auburn Police Department from the starting location to the Putts Bridge in Ludlow. At that point, Auburn Police will coordinate with the Ludlow Police Department to ensure a safe and orderly transition into town.

The group is expected to arrive at the Putts Bridge between 11:45 a.m. and 12:15 p.m. Due to the size of the procession, there may be brief traffic impacts along the route during that time.

We wanted to make the Select Board aware of this event and provide advance notice of the anticipated arrival window. Our goal is to conduct the ride safely while raising awareness and support for efforts to end homelessness.

Please feel free to contact me if you have any questions or require additional information.

Thank you for your time and consideration.

Sincerely,

Julie Serafini

Julie Serafini
The Springfield Rescue Mission
413-732-0808 x 220
jserafini@springfieldrescuemission.org



SPRINGFIELD RESCUE MISSION

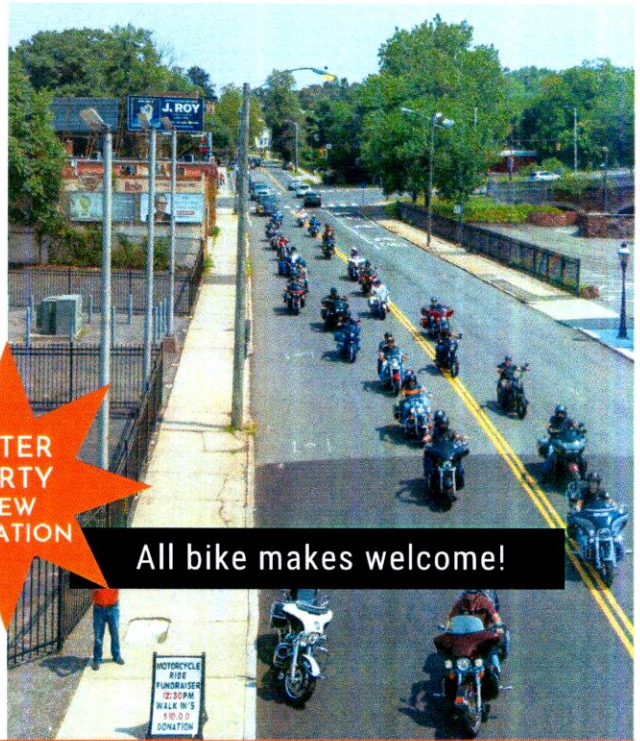
Inspiring Hope - Promoting Healing

3rd Annual

RIDE TO END HOMELESSNESS

AFTER PARTY
NEW LOCATION

All bike makes welcome!



COOKOUT - LIVE MUSIC - RIDING JACKET TO BE RAFFLED!



START Sheldon's Harley-Davidson®
914 Southbridge St., Auburn, MA

Registration: 9:00am - 10am

Kickstands Up: 10:30am

After Party: 12:30pm

50/50 Announcement: 2:00pm

After Party open to walk-ins (\$10 donation)

END Ludlow Elks
69 Chapin Street, Ludlow, MA

Sunday JULY 12, 2026

July 19, 2026 Raindate

\$35 PER DRIVER & \$10 RIDER

All Proceeds benefit the services provided by the Springfield Rescue Mission.

Buy tickets online or in person at
Sheldon's H-D® & Old School H-D®



Scan to get your tickets online!



1.8 mi

Center

Cady St

Big Y

21

Chapin Street

East St

Chapin St

Putts Bridge Hydro

INDIAN ORCHARD

6 min
2.8 km

Map data ©2026 Google Terms

Ludlow Select Board

488 Chapin Street

Ludlow, MA 01056

22 June 2026

At the Planning Board meeting 12/11/2025, Christopher Coelho read Mail Item 75 letter from Sheila Dias who opposes commercial Jersey barriers at 1353 Center Street because they are prohibited in Ludlow town ordinance laws. He read the statement of Inspector Brenda Church that there is no zoning bylaw that restricts landscaping on private property in this case. Her statement is wrong because in all cases commercial Jersey barriers are prohibited in Ludlow whether they are partially buried or not. The town strictly prohibits burying concrete traffic barriers as retaining walls. (See enclosed page and photos). The 1353 Center Street commercial Jersey barriers is not an isolated case. Brenda Church sets a town precedent that it is all right to break the town ordinance law even though Jersey barriers are prohibited in all zoning districts even when they are partially buried as retaining walls. More people will argue to have illegal traffic commercial Jersey barriers since 1353 Center Street has them, so why can't they? Evidence shows that Brenda Church does not have unilateral authority to override town zoning laws by issuing a standard building permit.

The Conflict with Town Regulations

Even if an application was submitted or reviewed, it directly violates the town's established rules:

- **Explicit Prohibition:** The Ludlow Fence By-Laws specifically state that "*Jersey barriers are prohibited from being used as fences to divide property lines in all zoning districts*". This ordinance has been strictly active since it was added to the town bylaws. [1, 2]
- **Permit Invalidation:** A building inspector or commissioner, including **Building Commissioner Brenda Church**, does not have the unilateral authority to override town zoning laws by issuing a standard building permit. If a permit was

- Right-of-Way Interference: Improperly placed or buried barriers often encroach upon Ludlow's public right-of-way and municipal easements.

Background In Ludlow: Ludlow Police Chief Pablo Medera spoke at a hearing in May 2016 at the Select Board's room. He said the Happy Valley Ventures to build a cannabis operation is not for the common good and safety of the town. The people at the hearing agreed with Chief Medera that cannabis sales were wrong in Ludlow. When the developer heard the loud protests from the people and the intense pushback from Chief Medera regarding safety, the developer withdrew his proposal and the Select Board reversed their decision. Wrong decisions can be reversed today by the Building Department and the Select Board for safety and for the common good of the people, and to push back against unlawful precedents being established for our town. Inspector Church does not have unilateral authority to override Ludlow zoning laws, to break safety ordinance laws in our town. In 2016, Police Chief Pablo Medera made Ludlow safer. In 2026, Inspector Church makes Ludlow unsafe by not following established ordinance laws when the town strictly prohibits concrete traffic barriers as retaining walls.

Key Events (2014–2020)

- May 2016: The Ludlow Board of Selectmen initially considered a Host Community Agreement for a company called Happy Valley Ventures to build a medical marijuana growing operation. However, following intense pushback from the Police Chief Pablo Medera and local residents regarding safety, the selectmen reversed their decision and the proposal was withdrawn. [1, 2]
- November 2017: At a Special Town Meeting, voters passed articles permanently prohibiting the establishment of all recreational marijuana shops and cultivation facilities within town limits.

Sheila Dias, 1359 Center Street, PO Box 173, Ludlow MA email send to

callysnow2018@gmail.com phone 413-378-4687

Sheila Dias 6/22/2026

Buried Jersey barriers at 1353 Center St, will not receive approval in Ludlow, MA

1 message

Sheila <callysnow2018@gmail.com>
To: Sheila <callysnow2018@gmail.com>

Fri, Jun 19, 2026 at 8:01 PM

A partially buried retaining wall made from jersey barriers at 1353 Center Street will **not** receive approval in Ludlow, MA. The town explicitly prohibits the use of jersey barriers as fences to divide property lines, and Building Department regulations mandate standard materials and permits for retaining walls. [1, 2]

The structure violates town zoning bylaws for several reasons:

- **Material Bans:** Under the Town of Ludlow Zoning Bylaws on Fences, jersey barriers are strictly prohibited for dividing property lines across all zoning districts. [1]
- **Building Permits:** According to the Town of Ludlow Retaining Wall Reminder, all retaining walls (using approved materials like stone, steel, concrete, masonry, or treated timbers) require a \$50 building permit if they are 48 inches or higher. Unapproved or structurally dubious barriers will fail this review. [1, 2]
- **Setbacks & Engineering:** Any wall over 96 inches requires professional engineering data, and all permitted walls must be safely erected on the property. [1]

To build a proper retaining wall at this location, you must use standard, approved construction materials and ensure it meets height restrictions and property setbacks. [1, 2]

To proceed properly, I can help you:

- Find the **exact height and setback rules** for retaining walls in your specific zoning district
- Provide **contact information** for the Town of Ludlow Building Department to verify local codes
- Explain the **permit application process**

Let me know how you would like to proceed.



mistakenly granted for this specific material, it remains invalid because it violates local statutory laws. [1, 2, 3, 4]

Key Regulations in Ludlow

- **Strict Prohibition:** Chapter 5 of the Ludlow Zoning Bylaw explicitly states that Jersey barriers cannot be used as fences to divide property lines. [1, 2]
- **Building Permit Requirements:** Any retaining wall over 48 inches (4 feet) in height requires a residential building permit from the town. [1]
- **Engineering Requirements:** Any retaining wall 96 inches (8 feet) or higher requires stamped engineering data submitted with the permit. [1]
- **State Building Code:** All retaining walls must be structurally sound and designed in accordance with Massachusetts State Building Code (780 CMR). [1, 2]

No, the Jersey barriers are not legal. Under the local zoning laws, Town of Ludlow Zoning By-Laws (Chapter V, Section 3.0.4.b), Jersey barriers are explicitly prohibited from being used as fences or borders to divide property lines in all zoning districts

Evidence shows that buried Jersey barriers at 1353 Center street will not receive approval in Ludlow, MA because they violate safety and zoning regulations. (See enclosed letter).

Buried Jersey barriers at 1353 Center St. violate local safety and zoning regulations and will not be approved by the Town of Ludlow. The town strictly prohibits modifying or burying concrete traffic barriers as retaining walls or property demarcations without approved site engineering plans.

Why the Installation Fails Code

- **Improper Excavation:** Burying barriers creates unpermitted retaining walls that cause site grading, runoff, and structural collapse hazards.
- **Lack of Drainage:** Buried concrete blocks obstruct standard property drainage, causing localized flooding and sedimentation issues.

To: Ludlow Building Department Brenda Church and 2 associates
From Sheila Dias, 1359 Center Street, Ludlow, cell 413-378-4687 [email](mailto:rustybrownyork@yahoo.com)
rustybrownyork@yahoo.com
Date 11/17/2025

RE: 5 concrete slabs (50 feet long each) 5 feet tall, buried in the ground are permanent at 1353 Center Street. The concrete wall slabs are 1 foot to 2 feet exposed. The concrete wall slabs are on the property line of 1359 Center Street Dias property. They are a wall or fence, and as a wall or fence should be 6 inches inside the 1353 Center Street Rui Serrazina house property line. Ludlow building policy is that a stone wall has to be 6 inches inside the property line of the stone wall installer/owner.

The 3 concrete wall slabs are not a curb stone next to a road, because Serrazina planted 21 arbor vitae trees between the road and the concrete wall slabs. Serrazina separated the road from the concrete wall slabs with 21 trees. The 21 arbor vitae trees will grow to be 3 to 4 feet wide. See photo of his concrete wall design.

1. The 1353 Center Street Serrazina house
2. The road with the width for 2 cars
3. 21 arbor vitae trees for a distance of 150 feet that separate the road from the concrete wall.
4. 3 concrete slabs that make a wall for a distance of 150 feet.

For a concrete curbstone his design should be:

- 1 The 1353 Center Street house
2. The road for 2 cars
3. The 3 stone slabs for a distance of 150 feet with the road and the concrete slabs next to each other.

His design for a curbstone is wrong. No 21 arbor vitae trees should separate the road from the 3 concrete slabs.

A road curbstone goes next to the road in order to be a curbstone.

His concrete wall stone slab # 4 is on the Dias property line, but his concrete wall should be 6 inches inside his property line. He dug a 4 foot deep trench for # 4 on 11-15-2025. He has built a concrete wall with used highway 50 foot slabs between 2 residential properties, but his concrete wall should be 6 inches inside his property line.

Signed: Sheila Dias, 11/17/2025

Sheila Dias, 11/17/2025







Town of Ludlow
DEPARTMENT OF
INSPECTIONAL SERVICES
488 Chapin Street, Room 300
Ludlow, Massachusetts 01056

BJ Church
Building Commissioner/Zoning Enforcement Officer

Phone: 413 583-5600
www.ludlow.ma.us

June 22, 2026

Sheila Dias
1359 Center Street
Ludlow, MA 01056

Ms. Dias,

I have reviewed all complaints submitted and followed up with the homeowner at 1353 Center Street, Ludlow MA 01056.

Regarding your letter of complaint dated November 17, 2025, the five concrete structures located at 1353 Center Street are approximately 50 feet long and 5 feet high and are partially buried in the ground. These structures function as a retaining wall and, as such, must be located within the property boundaries of 1353 Center Street. Under Ludlow policy, a stone or retaining wall must be installed at least 6 inches inside the property line of the property owner who installs it.

Prior to the installation of the retaining barrier, Mr. Rui Serrazina had the property surveyed and discussed drainage concerns with Sheila Dias at 1359 Center Street, Ludlow, MA 01056. Mr. Serrazina informed Sheila Dias of his intention to correct the slope of his property to prevent water from draining onto Sheila Dias property located at 1359 Center Street, Ludlow MA. According to Mr. Serrazina, Sheila Dias indicated that the method Mr. Serrazina wanted to use was not acceptable. Mr. Serrazina subsequently obtained a second survey to confirm the property line before installing a retaining barrier.

Property owners are permitted to make landscaping improvements that address drainage issues on their property. While jersey barriers are not permitted in Ludlow as fences or property dividers, Mr. Serrazina's installation serves as a retaining barrier intended to improve drainage on his property.

It was also stated that "Inspector Church said the concrete slabs are temporary without evidence" and that "the concrete slab fence is not temporary because the slabs are buried." No statement was made that the structures were temporary. Furthermore, they are not being used as a fence or property divider. The installation was designed and constructed as a retaining barrier for drainage control and water retention purposes on Mr. Serrazina's property.

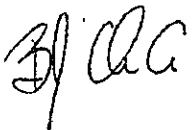
Based on my review, the retaining barrier constitutes a landscaping improvement intended to manage drainage and maintain the property.

• **Building and zoning complaints were investigated**

- The property and structures were inspected when requested.
- The Building Department reviewed the complaints.

- The Conservation Commission reportedly reviewed the solar-array setback complaint on April 25, 2026, and concluded there was no violation.
- **Jersey barrier prohibition**
 - **Standard Jersey barriers; 6', 8', 10', 12'L x 27" W x 32" H.**
 - The letter acknowledges that the zoning bylaw prohibits Jersey barriers when they are used as **fences or to divide property lines.**
 - Zoning Bylaw; **Section III: GENERAL USE REGULATIONS, 3.0.4 Fences (Amended 10/2/23)**
Fences shall not exceed four (4) feet in height across the front yard setback portion of any lot perimeter, shall comply with the provisions of Section 3.0.3 of the Zoning Bylaws; and shall not exceed six and one-half (6 ½) feet in height on the remainder of the lot perimeter. All fences, excluding shrubs/shrubbery, must be at least six (6) inches from any lot line and must be erected so that the less appealing or post side faces inward. All chain link or cyclone fences shall be installed with the barbed edge face down. Jersey Barriers are prohibited from being used as fences to divide property lines in all zoning districts.
 - The concrete structure installed by Mr. Serrazina is a **retaining barrier** rather than a fence or property divider.
- **Property-line dispute**
 - Identifying or determining exact property boundaries is beyond the authority of the Building Commissioner.
 - Only a licensed Massachusetts land surveyor can provide legally binding evidence of a property line through a signed and sealed survey.
 - Mr. Serrazina stated that the property was surveyed and that the retaining barrier complies with the zoning setbacks.
- **Recommended remedy**
 - If you disagree with the location of the barrier, obtaining a survey and pursuing the matter through legal channels is how this issue would need to be addressed.
 - A formal notice through an attorney to remove the barrier if the structure is shown to encroach on your property.

Respectfully,



BJ Church
Building Commissioner
Town of Ludlow

3-0 in Favor.

Mr. Chaloux **MOVED** to issue a standard order of conditions with no special conditions included.
SECOND Mr. Cerqueira.

3-0 in Favor.

Mr. Chaloux **MOVED** to close.

SECOND Mr. Cerqueira.

3-0 in Favor.

The public hearing ended at 6:39 p.m.

Documents included: Notice of Intent Application 164 Lyons Street Ludlow, Massachusetts (November 2025); Notification of Wetlands Protection Act File Number (April 7, 2026); DEP Comment Responses from Jackie Claver, GZA (April 23, 2026)

Continued Public Hearing – Abbreviated Notice of Resource Area Delineation – Brian Benito, Rhyland Energy Development, LLC – 0 Moore Street (Assessors’ Map 32, Parcel 34) (207-0679) (confirm wetland boundary)

The applicant was not present for the public hearing.

The public hearing opened at 6:40 p.m.

No action was taken.

Site Visit – 1353 Center Street

The Conservation Commission reported on a site visit conducted by Ms. Tierney and Ms. Suska in response to multiple complaints regarding erosion and runoff allegedly associated with a ground-mounted solar panel installation near a reservoir. During the inspection, no runoff from the solar installation itself was observed; however, significant erosion was noted in the backyard area of the newly constructed home.

Commission members noted that the erosion appeared to result from heavy construction traffic associated with both the home construction and solar installation, combined with a lack of vegetation in the disturbed backyard area. Although visible erosion was present, the affected area was determined to be outside the Commission’s jurisdiction and located a considerable distance from the wetland resource area.

The homeowner explained that they had previously been advised by either the Conservation Commission or the Planning Department to install a silt fence at the lower portion of the property. The site currently included a silt fence and a rock wall, with a canal and reservoir located beyond those features. Commission members observed that portions of the silt fence were no longer functioning properly due to wind damage.

Because the erosion had not entered the wetland resource area, the Commission determined that enforcement action was not warranted at this time. However, a letter was sent to the property owner

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
May 6, 2026**

CONSERVATION MEMBERS

Angela Tierney – Chair (Present)
Helder Cerqueira – Vice Chair (Present)
Joseph Chaloux (Present)
Caroline Suska (Absent)
Jason Martowski, Associate Member (Absent)

The meeting began at 6:30 p.m. in the Selectmen’s Conference Room.

Continued Public Hearing – Notice of Intent – Alyse Enderle – 164 Lyon Street (Assessors’ Map 24, Parcel 39B) (construction of a farm access road including minor associated grading and selective tree removal) (207-0682)

In attendance: Alyse Enderle, Ken Conley, Jackie Claver - GZA

The continued public hearing opened at 6:30 p.m.

The Conservation Commission continued the public hearing for a Notice of Intent submitted by Alyse Enderle for construction of a farm access road at 164 Lyon Street, including minor grading and selective tree removal. Jackie Claver of GZA appeared on behalf of the applicant and reviewed responses to DEP comments and an updated wetland replacement plan.

Ms. Claver explained that the total wetland impact would be 381 square feet, with 168 square feet considered temporary. To mitigate impacts, a 252 square foot wetland replacement area is proposed adjacent to the wetland and away from the roadway. She also addressed DEP concerns regarding the project’s qualification as a limited project, wetland protection measures, inclusion of landscape boulders within impact calculations, wetland flagging, and prior wetland delineation completed in 2024 as part of the original barn and culvert replacement project.

Commission members discussed observations from the site walk, including stabilization efforts, replacement of the silt fence along the stream, and plans to hydroseed disturbed areas. It was noted that the silt fence would remain in place until the future culvert replacement project is completed.

There were no comments from the audience. Commission members stated that the property appears to be maintained more carefully than in the past and acknowledged the applicant’s efforts to protect the stream area.

The applicant was advised of the 10-day appeal period, the requirement to record the Order of Conditions at the Registry of Deeds, and the need to obtain Certificates of Compliance upon completion of both projects. The permit is valid for three years and may be extended or amended if necessary.

Mr. Chaloux **MOVED** to approve the Notice of Intent for 164 Lyon Street as submitted.
SECOND Mr. Cerqueira.

requesting that measures be taken to prevent runoff into the wetland area, that the existing silt fence be properly reinstalled, and that disturbed areas be seeded and revegetated to stabilize the soil. The Commission also stated that a follow-up site visit would be conducted in the fall to evaluate revegetation efforts.

Commission members noted that the homeowners were cooperative and agreeable to addressing the concerns. Discussion also included general comments regarding the difficulty of maintaining silt fences during periods of high winds.

Site visit – Southview Estates – 353 Fuller Street (207-0509)

The Conservation Commission reported on a recent site visit to the Southview Estates property in anticipation of a future filing expected within the next few months. Commission members noted that the property has been sold to a new developer and that significant improvements to erosion and sedimentation controls have already been completed.

Commission members stated that the site preparation and stabilization measures were among the best they had observed. The new developer has reinstalled all existing silt fencing originally placed by the prior owner and has numbered each section to correspond with project plans. In addition, a new state-of-the-art silt sock system has been installed in a manner that allows the socks to be relocated as needed. Members noted that the materials being used appear to be commercial-grade erosion control products rather than typical retail-grade materials.

The Commission also observed that commercial-grade riprap had been installed on a slope where construction vehicles are expected to access the site. Overall, members expressed that substantial effort is being made to properly stabilize the property and manage erosion controls.

The developer indicated that the proposed project may include approximately four standalone condominium units on one side of the property and twelve units on the other side, with the development intended to be a high-end residential project. It was also noted that the developer has experience constructing condominium projects in Stowe, Vermont.

Commission members reported that the site appeared to be well stabilized at the time of the visit.

Public Meeting – Request for Determination – Linda Nawracaj – 33 Evergreen Circle (Assessors' Map 11A, Parcel 150) (installation of chain link fence along the top of bank)

In attendance: Linda Nawracaj, James Denno.

The public meeting opened at 6:46 p.m.

The Conservation Commission opened a Request for Determination of Applicability filed for installation of a fence at 33 Evergreen Circle. Ms. Nawracaj explained that the purpose of the fence is primarily for safety, as the property contains a steep bank adjacent to the pond and reservoir area. She stated concerns about protecting her 14-month-old granddaughter from accidentally accessing the steep slope.

Kelly Strempek

From: Health
Sent: Thursday, June 25, 2026 12:07 PM
To: Kelly Strempek
Subject: FW: EXTERNAL:Document shared with you: "Under Massachusetts law Building Commissioner Brenda Church canpt override town zoning or ordinance bylaws"

Just received this email, not sure if you received it as well.

Tereza Crosby
Administrative Assistant
Ludlow Health Department
488 Chapin Street
Ludlow, MA 01056
Tel: 413-583-5600 Ext. 1271
Email: health@ludlow.ma.us

From: Sheila (via Google Docs) <drive-shares-dm-noreply@google.com>
Sent: Thursday, June 25, 2026 12:04 PM
To: Health <Health@ludlow.ma.us>
Subject: EXTERNAL:Document shared with you: "Under Massachusetts law Building Commissioner Brenda Church canpt override town zoning or ordinance bylaws"

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Sheila shared a document

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To Health Board members, No individual including Brenda Church can override town ordinance bylaws at 1353 Center St, to allow highway construction Jersey barriers as a retaining wall. Town Meeting has supremacy for established law with a 2/3 vote. Brenda Church cannot waive these bylaws at 1353 Center St. I contested the Jersey

barriers 11/17/2025, letter and photos at Bld. Dept. Rui Serrazina illegally dug on property line at 1359 Center St. with a caterpillar, and moved earth contour, made soil erosion and mud 11/15/2025. Please examine the site. Thank you. Sheila Dias

 Under Massachusetts law Building Commissioner Brenda Church cannot override town zoning or ordinance bylaws



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Kelly Strempek

From: Health
Sent: Thursday, June 25, 2026 1:52 PM
To: Kelly Strempek
Subject: FW: EXTERNAL:Document shared with you: "Ludlow btlaw jersey barriersare prohibited rule 5/9/2011"

Tereza Crosby
Administrative Assistant
Ludlow Health Department
488 Chapin Street
Ludlow, MA 01056
Tel: 413-583-5600 Ext. 1271
Email: health@ludlow.ma.us

From: Sheila (via Google Docs) <drive-shares-dm-noreply@google.com>
Sent: Thursday, June 25, 2026 12:51 PM
To: Health <Health@ludlow.ma.us>
Subject: EXTERNAL:Document shared with you: "Ludlow btlaw jersey barriersare prohibited rule 5/9/2011"

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Health Board members, Town of Ludlow, Zoning Bylaws 3.0.4 Fences Jersey barriers are prohibited to divide property lines at 1353 Center St. (5/9/2011) Brenda Church does not have unilateral authority to waive these bylaws at 1353 Center St. with on the

line property jersey barriers at 1359 Center St. Please study and have a site visit.
Thank you. Sheila Dias

 Ludlow btlaw jersey barriersare prohiboted rule 5/9/2011



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Kelly Strempek

From: Conservation
Sent: Thursday, June 25, 2026 1:56 PM
To: Kelly Strempek
Subject: FW: EXTERNAL:Document shared with you: "Ludlow btlaw jersey barriersare prohibited rule 5/9/2011"

From: Sheila (via Google Docs) <callysnow2018@gmail.com>
Sent: Thursday, June 25, 2026 12:43 PM
To: Conservation <conservation@ludlow.ma.us>
Subject: EXTERNAL:Document shared with you: "Ludlow btlaw jersey barriersare prohibited rule 5/9/2011"

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Sheila shared a document



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Brenda Tierney and members, Town of Ludlow Zoning Bylaws 3.0.4 Fences (5/19/2011). Jersey barriers are prohibited to divide property lines at 1353 Center Street. Brenda Church does not have unilateral authority to waive these bylaws at 1353 Center St. with online property jersey barriers at 1359 Center St. Please study and examine site. Thank you. Sheila Dias

 Ludlow btlaw jersey barriersare prohibited rule 5/9/2011

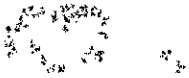


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Kelly Strempek

From: Conservation
Sent: Wednesday, June 24, 2026 2:32 PM
To: Kelly Strempek
Subject: FW: EXTERNAL:Document shared with you: "Under Massachusetts law Building Commissioner Brenda Church cannpt override town zoning or ordinance bylaws"

From: Sheila (via Google Docs) <callysnow2018@gmail.com>
Sent: Wednesday, June 24, 2026 1:10 PM
To: Conservation <conservation@ludlow.ma.us>
Subject: EXTERNAL:Document shared with you: "Under Massachusetts law Building Commissioner Brenda Church cannpt override town zoning or ordinance bylaws"

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Sheila shared a document



Sheila (callysnow2018@gmail.com) has invited you to **view** the following document:



Brenda Tierney and members, Under Mass. zoning and town laws, no individual including Inspector Church has unilateral jurisdiction to override town zoning or ordinance bylaws. Ludlow Town Meeting has supremacy by a two-thirds vote. Unilateral override is legally invalid at 1353 Center Street highway Jersey barriers retaining wall on property line at 1359 Center Street. Please investigate. Sheila Dias

Under Massachusetts law Building Commissioner Brenda Church cannpt override town zoning or ordinance bylaws



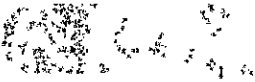
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Kelly Strempek

From: Health
Sent: Wednesday, June 24, 2026 11:31 AM
To: Kelly Strempek
Subject: FW: EXTERNAL:Document shared with you: "did ludlow conservation give a permit for buried jersey barriers "

For your review – this is the one we received today.

Tereza Crosby
Administrative Assistant
Ludlow Health Department
488 Chapin Street
Ludlow, MA 01056
Tel: 413-583-5600 Ext. 1271
Email: health@ludlow.ma.us

From: Sheila (via Google Docs) <drive-shares-dm-noreply@google.com>
Sent: Wednesday, June 24, 2026 6:30 AM
To: Health <Health@ludlow.ma.us>
Subject: EXTERNAL:Document shared with you: "did ludlow conservation give a permit for buried jersey barriers "

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Sheila shared a document

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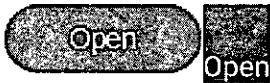
Health Board members, Conservation has permitting authority for unlawful highway Jersey barriers retaining wall at 1353 Center St. Rui Serrazina did not get a Notice of Intent for compliance. He dug a 3-foot trench with a caterpillar and changed the land

contour at the property line at 1359 Center St. He caused soil erosion and mud.
Please see the site non-compliance. Thank you. Sheila Dias

 did ludlow conservation give a permit for buried jersey barriers



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Amy Kurtz

From: Kelly Strempek
Sent: Friday, June 26, 2026 10:41 AM
To: Amy Kurtz; Tereza Crosby; DPW; Shari Bray; Planning; Conservation; Ludlow Police; BJ Church; Fire Safety
Cc: Sarah Lopes
Subject: Complaints from Sheila Dias- 1353 Center Street

Morning Guys,

The Board of Selectmen will be holding a meeting on July 7, 2026, during which Sheila's ongoing complaints will be discussed. BJ will be attending this meeting and will bring all documentation we currently have on file to present to the Board.

Below is my timeline of the complaints we have received from her, along with several of the response letters we have previously sent. Please let me know if you would like to add anything.

Our goal is simply to ensure the Board is aware that she has been approaching multiple departments with the same concerns in an effort to obtain a different response, despite the issues being previously reviewed and determined to be unfounded.

6-25-26 – Email to Conservation: about the Jersey Barriers

6-25-26 – Email to Board of Health: about the Jersey Barriers

6-25-26 – Email to Board of Health: about the Jersey Barriers

6-24-26 – Email to Conservation: about Jersey Barriers

6-24-26 – Email to Board of Health: about Jersey Barriers

6-22-26 – Letter from Building Department: to Sheila addressing the Jersey Barrier complaints

6-12-26 – Letter from Sheila to Board of Selectmen (Marc): with Photos about the Jersey Barriers

4-27-26 – Letter to Board of Selectmen: about the deck without railings w/ photos- worried about the senior woman on the property

1-12-26 – Letter to Planning: Burning outside home- called 911 (per letter) response time 10 mins, BESS Solar Panels fire stats.

12-1-25 – Letter to Planning/ Ray Phoenix from Building Department: Addressing the letter sent from Sheila on 11/17/25

11-17-25 – Letter to Building Department: about jersey barriers, driveway-car width, trees planted, house

11-17-25 – Letter to Building Department: basically, same letter but added about fence bylaws 6 inches from property.

9-22-25 – Letter to Building Department: # of large vehicles on property (construction vehicles), unregistered vehicles behind property

8-5-25 – Letter to Board of Health: exposed wires on property- since 3-29 has not put underground – 4 mths

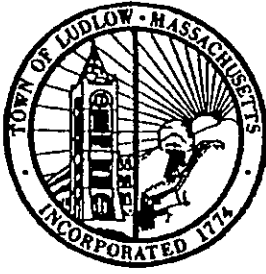
8-5-25 – Electrical Inspector went to home to review complaint- took photos of electrical pole(called Eversource to reapply the plastic guard) and electrical box in ground- deemed no problem- she thought it was a gas line

4-25-24 – Letter to Building Department: burning logs at back of house near foundation, men falling onsite and getting removed by ambulance, OSHA rules

9-30-23 – Letter to Building Department: Rui asked to cut down trees on property line to make a natural tree boarder, she said no and went into tree general law in Mass

9-6-23 – Complaint to Building Department: Lot clearing for new build, wood stove installed 10ft from lot line, Fire Department put out a fire of a bob cat owned by G&G

Please let me know if you guys have any questions.



Town of Ludlow

Board of Assessors

*488 Chapin Street
Ludlow, Massachusetts 01056*

*Phone: 413 583-5600 x 1222
Fax: 413 583-5603*

June 23, 2026

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

Dear Chairperson Rosenblum:

At their June 17, 2026, meeting, the Board of Assessors discussed the recent proposed changes to the excise tax adjustment process. For more than 30 years, when a taxpayer qualified for an adjustment to an excise tax bill, the bill was reduced from the original amount, and the taxpayer paid only the adjusted balance. This procedure has been consistently followed for over three decades.

The Board was informed that, under the current procedure, adjustments may still be approved; however, taxpayers are now required to pay the excise bill in full and then wait to receive an abatement refund by mail, a process that may take approximately four to six weeks.

The Board expressed its disapproval of this change, citing the financial burden and inconvenience it may impose on taxpayers. This change would also create a financial burden on the Town, as it would increase the administrative workload associated with processing additional checks. The Board requested that a letter be sent to the Board of Selectmen asking that the policy be reconsidered and that the previous adjustment process be restored.

Sincerely,

Michael O'Rourke
Chairperson



Commonwealth of Massachusetts | Executive Office of Energy and Environmental Affairs

Department of Environmental Protection

Western Regional Office

Address: 436 Dwight St, Springfield, MA 01103 | Phone: 413-784-1100

Maura T. Healey
Governor

Kim Driscoll
Lieutenant Governor

Rebecca Tepper
Secretary

Bonnie Heiple
Commissioner

June 25, 2026

Attention: Jose Alves
American Concrete & Asphalt, Inc.
240 Ventura Street
Ludlow, MA. 01056

Re: NOTICE OF NONCOMPLIANCE

Noncompliance with M.G.L. Chapter(s) 111, Section 150A and 310 CMR 19.000

At: 0 Prospect Gardens
Map and lot 1B_15 and parcel 1A_15A
Ludlow, MA 01056

FMF/Program ID 663120
SWM File # 26-161-900
ENF No. 00022745

Dear Mr. Alves,

Massachusetts Department of Environmental Protection (“MassDEP”) personnel have observed or determined that on date(s) observed, activity occurred at the property 0 Prospect Gardens in Ludlow, MA 01056 in noncompliance with one or more laws, regulations, orders, licenses, permits, or approvals enforced by MassDEP.

Enclosed please find a Notice of Noncompliance, an important legal document describing the activities that are in noncompliance.

If you have any questions regarding this matter, please contact Brianna Dunn of this office at Brianna.Dunn@Mass.Gov

Sincerely,

Daniel Hall
Solid Waste Section Chief
Bureau of Air and Waste

Ecc: Kelly Lamas, Chairperson, Ludlow Board of Health
Audrey Piubeni, MassDEP WERO

NOTICE OF NONCOMPLIANCE

THIS IS AN IMPORTANT NOTICE. FAILURE TO TAKE ADEQUATE ACTION IN RESPONSE TO THIS NOTICE COULD RESULT IN SERIOUS LEGAL CONSEQUENCES.

Based on the Department of Environmental Protection's ("MassDEP") site visit on April 27, 2026 and April 30, 2026, noncompliance occurred or was observed at 0 Prospect Garden, Ludlow, MA 01056 in violation of one or more laws, regulations, orders, licenses, permits or approvals enforced by MassDEP.

This Notice of Noncompliance describes (1) the requirement violated, (2) the date and place on which MassDEP asserts the requirement was violated, (3) either the specific actions which must be taken in order to return to compliance or direction to submit a written proposal describing how and when you plan to return to compliance, and (4) the deadline for taking such actions or submitting such a proposal.

If the required actions are not completed by the deadlines specified below, an administrative penalty may be assessed for every day after the date of receipt of this Notice that the noncompliance occurs or continues. MassDEP reserves its rights to exercise the full extent of its legal authority in order to obtain full compliance with all applicable requirements, including, but not limited to, criminal prosecution, civil action including court-imposed civil penalties, or administrative action, including administrative penalties imposed by MassDEP.

NAME OF ENTITY(S) IN NONCOMPLIANCE:

American Concrete & Asphalt Inc. (hereinafter referred to as "Respondent")

LOCATION(S) WHERE NONCOMPLIANCE OCCURRED OR WAS OBSERVED:

0 Prospect Gardens
Map and lot 1B_15 and parcel 1A_15A
Ludlow, MA 01056 ("the Property")

DATE(S) WHEN NONCOMPLIANCE OCCURRED OR WAS OBSERVED:

April 27, 2026, and April 30, 2026

DESCRIPTION OF NONCOMPLIANCE:

The Department's investigation shows that the Respondent had the following violations:

On April 27, 2026, MassDEP conducted an unannounced inspection in response to a complaint received by MassDEP regarding 0 Prospect Gardens, Ludlow, also referred to as map and lot 1A_15A and 1B_15 in Town of Ludlow records. The complaint alleged that concrete trucks were being washed out on the paved street of Prospect Gardens (the "street"), and the earthen surface at the Property. During MassDEP's inspection, Mr. Alves reported that the Respondent did wash chutes from the concrete truck out on the street. Mr. Alves reported to MassDEP that the Respondent would not continue to dump liquid concrete residuals from cleaning the concrete truck, or chutes on roadways or the Property again. MassDEP and Mr. Alves discussed appropriate handling techniques for washing concrete trucks and chutes and handling cured concrete.

On April 30, 2026, MassDEP conducted a subsequent inspection at the Property. During the inspection MassDEP observed videos of the Respondent cleaning a concrete truck chute. The video shows the Respondent using a hose to clean a chute which discharges the concrete residuals in liquid form, from the concrete truck chute onto the Property. From the public way of Prospect Gardens, MassDEP observed three dumping locations where cured concrete remained on the Property.

The discharge of wash water from the truck chute and liquid concrete residuals to the ground is a violation of Regulation 314 CMR 5.03(1) which requires that no person discharge pollutants to ground waters of the Commonwealth without a currently valid permit from the Department. The Respondent did not have a permit for this activity.

Regulation 314 CMR 5.03(1) states in relevant part:

No person shall discharge pollutants to ground waters of the
Commonwealth without a currently valid permit from the Department

pursuant to M.G.L. c. 21, § 43, and 314 CMR 5.00, except as otherwise provided in 314 CMR 5.05.

ACTION(S) TO BE TAKEN AND THE DEADLINE FOR TAKING SUCH ACTION(S):

The following action(s) to be taken have individual deadlines associated with them. Respondent shall take the necessary steps to correct the violations within the specified deadlines as noted and shall return to compliance with the requirements described below. MassDEP's regulations at 310 CMR 5.09 presume that you receive this Notice of Noncompliance, if delivered by regular mail, three business days after it was issued (i.e., the date of the cover letter).

- 1) Immediately upon receipt of this notice, Respondent shall cease all dumping of wash water and liquid concrete to the ground.
- 2) Within seven (7) days of receipt of this Notice, Respondent shall remove, and haul to a concrete recycler or transfer facility permitted to accept waste concrete, any waste concrete residuals from the Property and/or the Prospect Gardens public way.
- 3) Respondent shall submit a written response within seven (7) days of date of receipt of this Notice, acknowledging receipt of this Notice, describing the actions already taken, and describing actions intended to be taken in order to achieve and maintain compliance with the Regulations.

Please contact Brianna.Dunn@Mass.Gov if you should have any questions or comments regarding this Notice.

Sincerely,



Daniel Hall
Solid Waste Section Chief
Bureau of Air and Waste



Established
1996

SPRINGFIELD WATER AND SEWER COMMISSION

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

July 1, 2026

RE: HAA5 Water Quality Violation and Public Notification

Dear Town of Ludlow Officials and Staff:

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

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

July 2026 Update

- The MCL for HAA5 is 60 parts per billion (ppb), calculated as the average of the past year's results at an individual sample site (known as the "locational running annual average," or LRAA).
- There was an exceedance of the MCL at six (6) of the eight (8) June 2, 2026 sample locations.
- The Commission continues to enact interim solutions while it proceeds with construction of a new water treatment plant as a permanent solution (please see next page).

Modernizing Our Water System for the 21st Century

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

Public Notification

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

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

Solutions - New Water Treatment Plant

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

Questions and Information

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

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



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

Date of Issuance: 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 traduzi-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](tel:617-624-5757). Further information is available in MassDEP's HAA5 in Drinking Water Information for Consumers Fact Sheet at: <https://www.mass.gov/media/2532591/download>

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

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

Date distributed: 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>



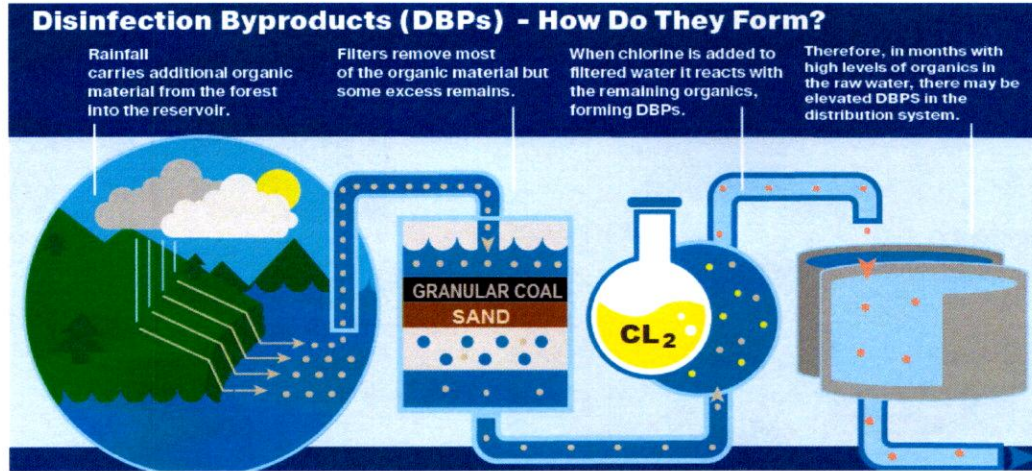
Information And Frequently Asked Questions About HAA5

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

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



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



NOM on the forest floor surrounding Cobble Mountain Reservoir

How long have we experienced exceedances of HAA5?

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



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

What are the health concerns associated with HAA5?

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

What is the Commission doing to address HAA5?

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

Why is chlorine added to drinking water?

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

Can home filters reduce or remove HAA5?

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

Will boiling my water help reduce disinfection byproducts?

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

What if I have further questions?

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



Modernizing Our Water System for the 21st Century

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

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





Información y preguntas frecuentes sobre subproductos de la desinfección

¿Qué es HAA5 y cómo llega al agua potable?

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



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



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

¿Por cuánto tiempo hemos experimentado excedencias de HAA5?

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



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

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

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

¿Qué está haciendo la Comisión para abordar los HAA5?

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

¿Por qué se añade cloro al agua potable?

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

¿Pueden los filtros domésticos reducir o eliminar el HAA5?

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

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

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

¿Y si tengo más preguntas?

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



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



Modernizando nuestro sistema de agua para el siglo XXI

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

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



Public Safety Facilities Planning and Oversight Committee

A Selectboard-Established Advisory, Planning, and Oversight Building Committee

Document ID	PSF-GOV-003_Organization_July2026
Version	v0.4
Status	In progress
Date	2026-07/1/26

Selectboard,

At the first meeting of the Public Safety Facilities Planning and Oversight Committee on June 23, 2026, the committee officially organized as follows:

PSF:

- Chairman, Zac Ellison
- Vice-Chairman, Brad Tierney
- Members:
 - Tony Sanches
 - Ryan Pease
 - Mike Brennan
 - Joshua Carpenter

The board requests to be recognized by the Selectboard for the 2026 season with a annual reorganization annually in June.

For your records, the committee appointed James Gennette to be secretary. The PSF committee is also waiting for resident applications deadline and will present their two resident selections for your approval after their July meeting.

Sincerely,

James Gennette

PSF Secretary



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



June 30, 2026

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

Attn: Jamie Tomas, Director

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

L-16-026 (0QX)

PINEY LANE / BROAD BROOK

Dated: 05/29/26

Dear Mr. Tomas:

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

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

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

Sincerely,

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

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

STRUCTURES INSPECTION FIELD REPORT
CLOSED/REHABILITATION INSPECTION

2-DIST **02** B.I.N. **0QX**

BR. DEPT. NO. **L-16-026**

CITY/TOWN LUDLOW	8-STRUCTURE NO. L16026-0QX-MUN-NBI	11-Kilo. POINT 000.129	90-ROUTINE INSP. DATE FEB 10, 2025	93*- INSPECTION DATE MAY 29, 2026
07-FACILITY CARRIED HWY PINEY LN	MEMORIAL NAME/LOCAL NAME	27-YR BUILT 1952	106-YR REBUILT 0000	YR REHAB'D (NON 106) 0000
06-FEATURES INTERSECTED WATER BROAD BROOK	26-FUNCTIONAL CLASS Urban Local	DIST. BRIDGE INSPECTION ENGINEER, M. Barrett <i>M. Barrett</i>		
43-STRUCTURE TYPE 319 : Steel Culvert	22-OWNER Town Agency	21-MAINTAINER Town Agency	TEAM LEADER J. Roy <i>J. Roy</i>	
107-DECK TYPE N : Not applicable	WEATHER P Cloudy	TEMP. (air) 7°C	TEAM MEMBERS Jarrett Hagar <i>J. S. H.</i>	

ITEM 58 DECK	N	ITEM 41 STRUCTURE OPEN, POSTED OR CLOSED																						
ITEM 59 SUPERSTRUCTURE	N	E:OPEN Date: 08/25/2025																						
ITEM 60 SUBSTRUCTURE	N	ITEM 36 TRAFFIC SAFETY																						
ITEM 60 - (From U/W Report)	N	<table border="1"> <tr> <td></td> <td>36</td> <td>COND</td> <td>DEF</td> </tr> <tr> <td>A. Bridge Railing</td> <td>0</td> <td>N</td> <td>-</td> </tr> <tr> <td>B. Transitions</td> <td>0</td> <td>N</td> <td>-</td> </tr> <tr> <td>C. Approach Guardrail</td> <td>0</td> <td>N</td> <td>-</td> </tr> <tr> <td>D. Approach Guardrail Ends</td> <td>1</td> <td>N</td> <td>-</td> </tr> </table>			36	COND	DEF	A. Bridge Railing	0	N	-	B. Transitions	0	N	-	C. Approach Guardrail	0	N	-	D. Approach Guardrail Ends	1	N	-	TOTAL HOURS 10 PLANS (Y/N) N (V.C.R.) (Y/N) N TAPE#:
	36	COND	DEF																					
A. Bridge Railing	0	N	-																					
B. Transitions	0	N	-																					
C. Approach Guardrail	0	N	-																					
D. Approach Guardrail Ends	1	N	-																					
ITEM 61 CHANNEL	3	Pedestrian Access (Y/N) N Barricades In Place (Y/N) Y (If YES please explain)																						
ITEM 61 - (From U/W Report)	N	Roadway Abandoned (Y/N) N TYPE: JERSEY BARRIERS AND FENCING																						
ITEM 62 CULVERT	2																							
ITEM 62 - (From U/W Report)	N																							

SIGNS *Not Applicable*

Legend: **Dead end road, East Advanced not required.**

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

At bridge		Advance	
E	W	E	W
Y	Y	N	Y
7/7	7/7	7/7	7/7

To be filled out by District Bridge Inspection Engineer

1) This bridge is scheduled for:
 Replacement (X) Rehabilitation () Repair () Removal () Unknown ()

2) If under construction please answer the following:

Contract Number: 128033	Amount: \$5,290,800	Completion Date: 10/31/2027
Contractor: Tully Construction	Resident Engineer: Adrian Richmond	
Scope of Work: Structure Replacement		
Remarks:		

ACCESSIBILITY (Y/N)	
	Needed Used
Lift Bucket	N N
Ladder	N N
Boat	N N
Wader	Y Y
Inspector 50	N N
Rigging	N N
Staging	N N
Traffic Control	N N
RR Flagger	N N
Police	N N
Other:	N N

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

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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REMARKS

BRIDGE ORIENTATION

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

The 3 barrels are numbered west to east. The man made Alden Pond is on the downstream end of the culvert.

GENERAL REMARKS

Structure BIN 0QX is closed to highway and pedestrian traffic. An adjacent ACROW panel bridge with a pedestrian way now carries Piney Lane. **See Photo 1.**

The culvert has been removed, Broad Brook flows under the new structure. **See Photo 2.**

Pedestrian and Highway traffic is blocked by fencing, jersey barriers and signage.

SI&A Notes:

The following items apply to the ACROW panel:

- Item 51 - Bridge Roadway Width Curb to Curb = 4.1m
- Item 32 - Approach roadway width = 4.1m
- Item 47 - Inventory Route Total Horiz. Clear = 4.1m
- Item 102 - Direction of Traffic = 1 Lane Alternating, 3

Traffic Management:

Piney Lane is a dead end; a detour is not required.

Alden Street, previously installed VMB have both been removed, and has no advanced signage.

East & West Advanced signage states speed limit (25mph), one lane road ahead, and speeding fines doubled. **See Photo 3.**

East & West At-Bridge signage states road closed with barrels and ladder barriers. **See Photo 1.**

Access:

Wintertime, Dam Control Downstream keeps the stream level low and water velocity higher, from the November inspection to the February inspection. Both ends of the pipes can be accessed with chest waders.

Summertime, Dam Control Downstream keeps the stream at a higher level and water velocity slow, from the May inspection to the August inspection. Water level is too high for the chest waders. **See Photo 4.**

Inspection of ACROW panel:

ACROW panels are labelled south and north trusses, panels are numbered west to east. Abutments are labeled west and east.

Overall Rating of Items 58, 59 & 60 is 7 - 7 - 7. Item 61 is 7.

ITEM 58 - DECK 7:

Item 58.1 - Wearing Surface 7:

Wearing surface consists of Epoxy Aggregate Non-Skid Coating on the 24 steel prefabricated deck units.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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REMARKS

Wearing Surface has minor sand and debris. **See Photo 5.**

Item 58.2 - Deck Condition 7:

Deck consists of 24 prefabricated deck units.

Item 58.6 - Sidewalks 7:

The sidewalk is cantilevered off the south side of the bridge.

Item 58.8 - Railing 7:

Railing consists of square steel tubes on t-beams.

APPROACHES

Approaches a - Appr. Pavement Condition 8:

East & West Approaches, Hot Mix Asphalt (HMA) is new.

Approaches b - Appr. Roadway Settlement 8:

ITEM 59 - SUPERSTRUCTURE 7:

Item 59.5 - Trusses - General 7:

Item 59.5.a - Upper Chords 7:

Upper Chords throughout have minor surface corrosion.

Item 59.5.b - Lower Chords 7:

Lower Chords throughout have minor surface corrosion.

Item 59.5.c - Web Members 7:

Web Members throughout have minor surface corrosion. **See Photo 6.**

Item 59.5.d - Lateral Bracing 7:

Item 59.5.e - Sway Bracings 7:

Item 59.5.g - End Posts 7:

End Post throughout have minor surface corrosion.

Item 59.7 - Conn Plt's, Gussets & Angles 7:

Connection Plates have minor surface corrosion

Item 59.9 - Bearing Devices 7:

Bearings are comprised of 3 rocker bearings, one for each of the 3 courses of web panels.

East Bearings (expansion) do not have anchor bolts.

West Bearings (fixed) have anchor bolts.

Item 59.13 - Member Alignment 7:

No misalignment or settlement was noted.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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REMARKS

Item 59.14 - Paint/Coating 7:

Item 59.15 - Transoms 7:

Transoms have minor corrosion.

ITEM 60 - SUBSTRUCTURE 7:

Item 60.1 - Abutments 7:

Item 60.1.b - Bridge Seats 7:

East & West Bridge Seats consist of reinforced concrete.

Both Bridge Seats, at the centerline, have timber cribbing. Per the plans these act as "bolsters," a material is not called out.

East Bridge Seat has sand accumulation. **See Photo 6.**

Item 60.1.c - Backwalls 7:

Backwalls consist of reinforced concrete.

Item 60.1.f - Slope Paving/Rip-Rap 7:

East Slope is behind sheet piles.

West slope consists of sand and clay.

Item 60.1.i - Piles H:

Each abutment has 8 micropiles.

Item 60.1.k - Settlement N:

ITEM 61 - CHANNEL AND CHANNEL PROTECTION 7:

Item 61.1 - Channel Scour N:

At the time of inspection, Alden Pond was drained to winter levels. The 3 pipes have been disturbed during construction, slowing water velocity. Sand and silt are filling the previously noted scour downstream of the pipes. **See Photo 7.**

Item 61.3 - Debris 7:

Item 61.4 - Vegetation N:

TRAFFIC SAFETY

Item 36a - Bridge Railing 7:

See Item 58.8 - Railing.

Item 36b - Transitions 8:

Transitions consist of a 3 barrel Sentry Longitudinal Energy Dissipater (SLED) system.

Item 36c - Approach Guardrail 8:

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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REMARKS

North Approach guardrail consists of sidewalk handrail and chain-link fence.

South Approach guardrail consists of sidewalk handrail and jersey barriers.

Item 36d - Approach Guardrail Ends N:

Approach guardrails have no end treatments.

Photo Log

- Photo 1 : Pedestrian and Highway traffic is directed onto and ACROW panel. The construction site has barriers removed during active construction.
- Photo 2 : Since the last inspection, the culvert has been fully removed.
- Photo 3 : West Advanced Signage, typical condition.
- Photo 4 : Water level has been raised to summer level, underside of structure is mostly inaccessible.
- Photo 5 : Wearing Surface has minor sand and debris.
- Photo 6 : East Bridge Seat has minor sand accumulation. Web members have minor corrosion.

CITY/TOWN
LUDLOWB.I.N.
0QXBR. DEPT. NO.
L-16-0268.-STRUCTURE NO.
L16026-0QX-MUN-NBIINSPECTION DATE
MAY 29, 2026**PHOTOS**

Photo 1: Pedestrian and Highway traffic is directed onto and ACROW panel. The construction site has barriers removed during active construction.



Photo 2: Since the last inspection, the culvert has been fully removed.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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PHOTOS

Photo 3: West Advanced Signage, typical condition.



Photo 4: Water level has been raised to summer level, underside of structure is mostly inaccessible.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE MAY 29, 2026
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PHOTOS



Photo 5: Wearing Surface has minor sand and debris.



Photo 6: East Bridge Seat has minor sand accumulation. Web members have minor corrosion.

INTERMUNICIPAL AGREEMENT FOR CONSOLIDATION OF VETERANS' SERVICES

Between the Town of Ludlow and the Town of Palmer

1. PARTIES

Pursuant to Massachusetts General Laws, Chapter 40, Section 4A, this Agreement is entered into by and between the **Town of Ludlow, Massachusetts** and the **Town of Palmer, Massachusetts**, each acting by and through their designated municipal authority and each having obtained authorization for this joint undertaking as required by M.G.L. Ch. 40, §4A pursuant to a vote of the Town of Ludlow's Select Board on _____, 2026, and agreed upon by Town of Palmer Manager on July 1st, 2026; The Town of Ludlow and the Town of Palmer are together the "Towns," and individually a "Town".

2. PURPOSE

This Agreement enables the Director of Ludlow's Veterans Services Office (hereafter "Ludlow VSO"), and such other Veterans Service Officers as shall be on staff of such office, to perform the duties of such office for the towns which are party to this Agreement. The purpose of this Agreement is to enhance and expand services to veterans and their dependents by consolidating certain Veterans' Services operations between the Towns of Ludlow and Palmer. This collaboration is intended to improve access, efficiency, and quality of services while maintaining compliance with Massachusetts General Laws Chapter 115 and applicable regulations.

3. SCOPE OF SERVICES

The Town of Ludlow shall serve as the primary provider of Veterans' Services for both municipalities. Services shall include, but are not limited to:

- Process all Chapter 115 benefits
- VA claims and advocacy support
- Referrals to federal, state, and local resources
- Food pantry and emergency assistance coordination
- Outreach and case management services

- Coordinate with Veterans Council or Veterans Organization for Veterans ceremonies and parades.

4. SERVICE DELIVERY LOCATIONS

A. Ludlow Veterans Center

- The Ludlow Veterans Center shall serve as the **primary office location**.
- Full-time Veterans' Services shall be available during standard business hours.
- All administrative functions, records management, and primary casework shall be conducted at this location.

B. Palmer Office Hours

- The Ludlow VSO shall provide **in-person office hours in Palmer one (1) full day and two (2) half-days per week**, provided that the parties may agree to modify the total number of in-person office hours required each week to account for office closures due to holidays, inclement weather, or other reasons, whether such closures occur in Ludlow, Palmer, or both.
- Specific days and times shall be mutually agreed upon by both parties and may be adjusted based on demand or for other reasons.
- The Ludlow VSO and staff will provide their own laptops or similar IT equipment for use while on site in Palmer.
- Palmer will provide a dedicated office and phone for business use by the Ludlow VSO staff.
- Services provided in Palmer shall include intake, consultations, and assistance with claims and benefits.

5. STAFFING

- The Veterans Service Officers employed by the Town of Ludlow shall provide services to both communities in accordance with this Agreement.
 - Staff or volunteers of the Ludlow VSO may be utilized as needed to support service delivery; provided that the Town of Ludlow may withhold services to Palmer to the extent necessary to provide reasonable coverage for its own jurisdiction.
 - The Director of the Ludlow VSO shall retain direct supervision, command and control of personnel, equipment and resources provided by the Ludlow VSO.
 - The Ludlow VSO shall maintain all required certifications and comply with state regulations.
-

6. FINANCIAL RESPONSIBILITIES

- Financial terms, including cost-sharing or reimbursement arrangements, shall be determined by mutual agreement and may be outlined in an addendum to this Agreement.
- It is understood and agreed that the distribution of benefits payable to veterans in the Towns under the provisions of Chapter 115 of the Massachusetts General Laws shall be paid by the Treasurer of the member Town in which that veteran resides.
- The Town of Palmer shall provide financial support to the Town of Ludlow for the provision of Veterans' Services under this Agreement. Payments shall be made on a Quarterly basis as follows:

July 30, October 30, January 30, and April 30

- Quarterly payments in the first full fiscal year (July 1, 2026-June 30, 2027) will be a total of \$13,750 per quarter as noted below:
 - **Director of Veterans' Services:**
Quarterly payment of \$5,125
 - = \$20,500 annually (\$394.23 per week x 52 weeks)
 - **Administrative Staff:**
Quarterly payment \$5,625
 - = \$22,500 annually (\$432.69 per week x 52 weeks)
 - **Operating Expense:**
Quarterly payment \$3,000
 - = \$12,000 annually (\$1,000 per month x 12 months)
- The total cost for the first fiscal year under this Agreement shall be \$55,000.
- All amounts outlined above shall be subject up to a 2.5% annual increase, beginning on the fiscal year of this Agreement.
- Payments shall be made in equal quarterly installments unless otherwise agreed upon in writing by both parties.
- All budget items such as Veterans Benefits, supplies, and professional development will all be reviewed between both parties on an annual basis with the Director submitting an annual budget to each municipality separately for approval.
- The financial liability of each party shall not exceed the amount appropriated by the Town at its Town Meeting or by Town Council.

7. FINANCIAL SAFEGUARDS

Each party to this Agreement shall maintain its own accurate and comprehensive records of all services sought or provided under this Agreement, the associated costs incurred by or on account of the Ludlow VSO and its staff and volunteers, and all reimbursements and contributions sought

or received from the Town of Palmer, as well as any grant funds available for the services provided. Financial statements must be issued by each party at least quarterly. On an annual basis, the parties' Accountants shall jointly audit these records for accuracy, consistency and reliability.

8. BENEFITS PROCESSING

- The consolidation of services under this Agreement shall **not alter the existing processes for the approval, administration, or reimbursement of veterans' benefits.**
 - All benefits, including those under Massachusetts General Laws Chapter 115, shall continue to be **processed through each Town's established systems and in accordance with current state guidelines and procedures.**
 - The Town of Palmer shall retain responsibility for the authorization and financial administration of benefits for its residents, unless otherwise agreed in writing.
-

9. MASSACHUSETTS EOVS OVERSIGHT AND REPORTING

- All services provided under this Agreement shall remain subject to the oversight of the **Massachusetts Executive Office of Veterans Services (EOVS).**
 - The Director of the Ludlow VSO shall ensure full compliance with all applicable provisions of **Massachusetts General Laws Chapter 115 and 108 CMR** regulations.
 - The Town of Ludlow, as the administering entity, shall be responsible for the **timely and accurate submission of all required reports, documentation, and reimbursement requests to the EOVS,** including but not limited to Chapter 115 benefit reporting.
 - The Town of Palmer agrees to cooperate in providing any necessary documentation, financial data, or approvals required for state reporting and reimbursement.
 - Both parties acknowledge that **all services, payments, and eligibility determinations remain subject to audit, review, and approval by the EOVS.**
 - Any findings or required corrective actions issued by the EOVS shall be addressed promptly by the party responsible, with cooperation from both municipalities as needed.
-

10. CLIENT RECORDS AND CONFIDENTIALITY

- All client records shall be maintained in accordance with state and federal confidentiality laws.
 - Records shall be centrally maintained at the Ludlow Veterans Center.
 - The Town of Palmer shall have reasonable access to records pertaining to its residents, subject to applicable laws.
-

11. TRIAL PERIOD

- The parties agree to implement this Agreement on a trial period beginning on July 1, 2026 thru December 30, 2026.
 - During the trial period, both parties shall evaluate the effectiveness, efficiency, and accessibility of services provided under this Agreement.
 - During the trial period, either party may terminate the Agreement with **60 days' written notice**.
 - Either party may request modifications to service delivery, scheduling, or administrative procedures during this period to better meet the needs of veterans.
 - At the conclusion of the trial period, both parties shall meet to review outcomes and determine whether to:
 - Continue the Agreement as written,
 - Amend the Agreement, or
 - Terminate the Agreement without penalty.
-

12. TERM OF AGREEMENT

Following successful completion of the trial period on December 30, 2026, this Agreement shall be in effect beginning on January 1, 2027..

- The Agreement will automatically renew on July 1 for one-year terms unless terminated according to Section 13, provided that on or before July 1st of each year during the Term, the parties shall review their contractual relationship, the terms of which are set forth herein, to ensure that this Agreement continues to satisfy the needs and objectives of each community.
-

13. TERMINATION

- Following the trial period, either party may terminate this Agreement with **120 days' written notice**.
 - In the event of termination, both parties agree to cooperate in good faith to ensure continuity of services to veterans.
 - The parties shall equitably adjust any payments made or due relating to the unexpired portion of the term following such termination.
 - If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, or if any such term is so held when applied to any particular circumstance, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, or affect the application of such provision to any other circumstances, and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision were not contained herein.
-

14. LIABILITY

- Each Town shall be responsible for its own acts and omissions and those of its employees and not for the employees of the other Town in the performance of their obligations under this Agreement, to the extent provided by the Massachusetts Tort Claims Act, Massachusetts General Laws, Chapter 258.
 - By entering into this Agreement, neither Town has waived any governmental immunity or limitation which may be extended to them by operation of law.
 - Nothing in this Agreement shall be construed as creating a joint liability beyond that permitted by law.
-

15. AMENDMENTS

This Agreement may be amended at any time by mutual written consent of both parties.

16. COMPLIANCE

Both parties agree to comply with all applicable federal, state, and local laws, including Massachusetts General Laws Chapter 115 and EOVS regulations (108 CMR).

17. NOTICE

Any notice permitted or required hereunder to be given or served any party or parties by any other party shall be in writing signed in the name of or on behalf of the party giving or serving the same. Notice shall be deemed to have been received at the time of actual receipt of any hand delivery or three (3) business days after the date of any properly addressed notice sent by mail as set forth below:

- a. To Ludlow. Any notice to Ludlow hereunder shall be delivered by hand or sent by registered or certified mail, return receipt requested, postage prepaid, to:

Town Administrator
Town Hall
488 Chapin Street
Ludlow, MA 01056

or to such other address(es) as Ludlow may designate in writing.

- b. To Palmer. Any notice to Palmer hereunder shall be delivered by hand or sent by registered or certified mail, return receipt requested, postage prepaid, to:

Town Manager
Town Hall
4417 Main Street
Palmer, MA 01069

or to such other address(es) as Palmer may designate in writing.

18. DISPUTES

The Towns recognize a mutual, shared obligation to meet and confer about any disputes under this Agreement and to attempt to resolve the same without legal action, to minimize the time, cost, or expense of any dispute to either Town.

In the event of a dispute concerning the subject matter of this Agreement, the Town alleging the dispute shall provide written notice to the other Town describing the dispute with reasonable particularity, including an itemization of any monies alleged to be due or owing as part of said dispute.

No Town shall file an action in court earlier than the 30th day following delivery of notice to the other Town in accordance with section 17 unless such a filing is necessary to preserve the public health, safety, or welfare.

Prior to the commencement of a court action, the parties hereto shall have the right (but not the obligation) to attempt to resolve disputes by way of non-binding, voluntary mediation. If the parties agree to proceed with voluntary mediation to attempt to resolve a dispute, then the parties agree to work in good faith to promptly designate a mutually acceptable mediator, and schedule and hold the mediation as soon as reasonably practicable. The parties hereto agree to split equally the cost of mediation and to bear their own attorney's fees incurred in preparing for and participating in such mediation. This provision shall not bar a party from initiating litigation where necessary to avoid expiration of an applicable statute of limitations. Each Town shall bear its own costs, fees, and expenses related to the enforcement of this Agreement. No Town shall be liable for any reliance or consequential damages if that Town is determined by a court to be in breach or default of any obligation under this Agreement.

19. MISCELLANEOUS

- Neither party shall assign or transfer any of its rights or interests in or to this Agreement, or delegate any of its obligations hereunder, without the prior written consent of the other.
- This Agreement constitutes the entire agreement between the parties and supersedes all previous communications, representations or agreements, either oral or written, between the parties with respect to its subject matter.
- This Agreement and all rights of the Parties shall be governed by the laws of the Commonwealth of Massachusetts.

19. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates written below.

TOWN OF LUDLOW
Acting by and through its Select Board:

TOWN OF PALMER

Chair Date

Paul Birkhead 7/1/26

Town Manager Date

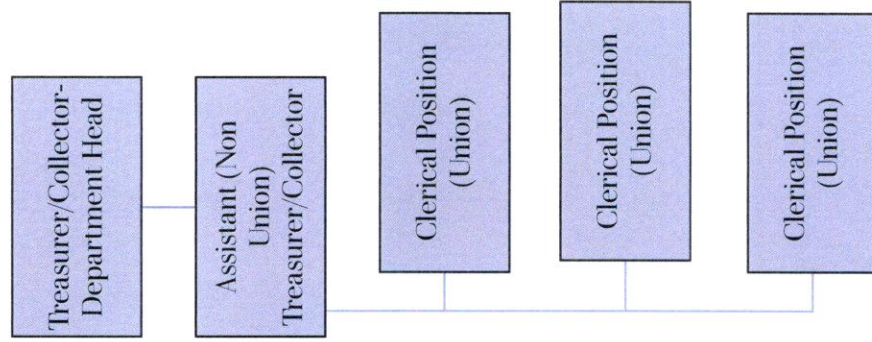
Vice-Chair Date

Member Date

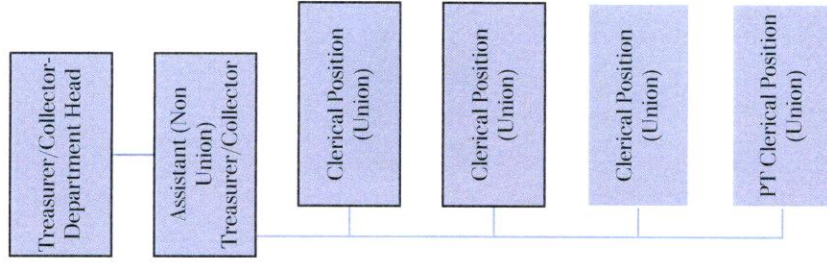
Member Date

Member
Date

Scenario 1



Scenario 2





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

The Meeting of the Select Board held on Tuesday, June 16, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

Members Absent: 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

Ms. Byrne requested that the Select Board revise Vanished Valley's entertainment license to remove authorization for outdoor live music. She stated that the business has demonstrated a pattern of not respecting the conditions of its entertainment license, noting that outdoor entertainment was suspended through March 15, 2025, but the restriction was lifted early in January 2025. She stated that subsequent noise complaints in May 2026 confirmed residents' concerns about music carrying into surrounding neighborhoods. Ms. Byrne also expressed concern about individual board members becoming personally involved in disputes between residents and the business, stating that similar situations in past years created stress for neighbors and did not resolve the issues. She asked the Board to determine whether the outdoor entertainment license complies with Section V.3 of the zoning bylaw, given reports of music and bass being heard or felt inside homes and the frequency and seasonal duration of events. In addition to noise concerns, Ms. Byrne raised environmental and infrastructure issues regarding a culvert on the property. She noted that the culvert had been plugged in 2020 and again in March 2025, resulting in taxpayer-funded cleanup and raising concerns about wetlands protection, stormwater management, and wildlife habitat. She stated that as of June 15, 2026, the culvert remained concealed while additional parking had been created on the site. Ms. Byrne concluded that these issues represent a pattern of conduct suggesting that the privileges granted to the business are not warranted. She stated that the town has an obligation to uphold its bylaws and protect residents' rights. She indicated she has emails and photographs documenting the concerns described.

VISITATION

5:45 P.M. – Kire Trajkovski – Westover Golf Commission Interview

Mr. Rosenblum invited Mr. Trajkovski to provide background information. Mr. Trajkovski stated he has been a frequent golfer at Westover for nearly 20 years and previously served on the Westover Golf Commission from 2021 to 2025. He is employed at MassMutual as a product owner and project manager. In response to questions from board members, Mr. Trajkovski said he currently golfs on weekends and discussed how he would approach financial challenges at Westover, noting the need to review the budget, identify possible reductions, and explore ways to increase revenue without raising prices beyond what is competitive for the region.

Regarding community service, he explained he served for more than 20 years with the Ludlow Youth Soccer Association, including coaching his children and serving on the LYSA board. When asked about capital priorities, Mr. Trajkovski identified the irrigation system project as the most critical need for Westover, citing ongoing maintenance issues and the potential risk to the course if improvements are delayed.

In response to a question about whether Westover should fall under the Parks and Recreation Department, he said he would need additional information to evaluate the advantages or disadvantages of such a change. In closing, Mr. Trajkovski emphasized the importance of advancing the irrigation project and ensuring clear communication to residents, noting his understanding that the project would not result in a tax increase and that informing voters is essential.

6:00 P.M. – David Laravee – Westover Golf Commission Interview

Mr. Rosenblum invited Mr. Laravee to introduce himself. Mr. Laravee stated he is a retired residential building contractor with 38 years of experience. He has lived in Ludlow for 20 years and has played golf for approximately 60 years, including long-term membership at Ludlow Country Club, the Orchards, and most recently at Westover for four to five years. In response to questions about community involvement, Mr. Laravee said he has not had extensive time for formal community service due to operating his business, though he previously helped run golf leagues at public courses in Springfield. He confirmed he has not served on the Westover Commission before.

When asked about his golf activity, Mr. Laravee said he plays at least four times per week. Regarding whether Westover should be part of the Parks and Recreation Department, he expressed surprise that it is not currently structured that way and inquired how revenues are allocated. After clarification that Westover operates under an enterprise fund, he stated he would not object to such an arrangement if the funding structure remained consistent. In response to a question about revenue shortfalls in an enterprise fund, Mr. Laravee said he would assess the underlying cause, including course conditions, fees, and operational expenses for maintenance and clubhouse staffing.

On capital project priorities, Mr. Laravee emphasized the importance of maintaining playability for the average golfer. He suggested widening certain fairways and addressing tree growth on holes 7 and 16 to improve pace of play, which he identified as essential for retaining golfers even when course conditions are good. In closing, Mr. Laravee stated that his construction background and experience managing employees would be valuable in the role of commissioner.

6:15 P.M. – Brian Mannix – Westover Golf Commission Interview

Mr. Rosenblum invited Mr. Mannix to offer an opening statement. Mr. Mannix stated he worked for the Town of Ludlow for 32 years and has been retired for 25. He has served on numerous committees and was previously involved in improvements around the Westover property, including installing handicap-accessible fishing ramps and nature trails near Wade Pond. He also served on the Westover committee when COVID-19 began, noting that course conditions and revenues significantly improved in the period following. Mr. Mannix said he lived adjacent to the golf course for 38 years before Westover purchased his home. He emphasized his long familiarity with the property and stated that major capital needs include replacement of the irrigation system and pumping station. He expressed concern about the estimated cost and questioned whether the project should be completed all at once. He also raised ongoing issues with the lack of drinking water on the course over the last two years, particularly for elderly golfers, stating that he had raised the issue with multiple departments and believed it remained unaddressed.

In response to questions, Mr. Mannix said he plays golf about once a week. He praised current course conditions and noted that Westover continues to perform better financially than nearby courses. He stated that Westover is an important asset for the town due to the quality of its conditions, affordability, and high usage, and that the course continues to attract players who began frequenting it during COVID. He also observed that in roughly 38 years, the enterprise fund only required town meeting assistance twice.

Regarding whether Westover should fall under the Parks and Recreation Department, Mr. Mannix said no, stating that decisions should remain within golf course management and

those with direct property expertise. In discussing past financial challenges, Mr. Mannix recalled modest rate adjustments, increased demand during the Tiger Woods era, and significant increases in play during COVID when golf was one of the few available recreation options. He said strong course conditions and maintaining reasonable pricing helped sustain revenue growth. In closing, Mr. Mannix described Westover as a major asset and “a jewel” for the town. He reiterated his support for addressing the irrigation system but cautioned that completing all related work at once may place financial pressure on residents and the course.

Mr. Gennette stated he knows all three candidates and acknowledged Mr. Mannix’s extensive board experience, but expressed his preference for appointing Mr. Trajkovski and Mr. Laravee. Mr. Sanches agreed, citing the construction, course operations, planning, and governance experience that the two candidates bring. Mr. Alves also concurred, noting that Mr. Laravee’s background as a business owner and his fresh perspective would be beneficial to the board. Mr. Rosenblum stated he was in agreement with the other members. **Motion made by Mr. Alves to appoint David Laravee and Kire Trajkovski to the Westover Golf Commission. Mr. Sanches second. All in favor. Motion passed 4-0.**

6:45 P.M. – Grace Alimberty – Michael J. Dias Foundation

Ms. Alimberty presented the Michael J. Dias Foundation’s annual funding request of \$100,000. She provided a brief overview of the organization, noting that it was founded in 2012, is volunteer-run, and operates three sober homes totaling 44 beds, with no debt. She explained the foundation’s history, the development of its long-term recovery model, and its plans to open a women’s recovery home, citing the lack of certified sober housing for women in Western Massachusetts. Approximately \$400,000 has been raised toward the women’s home, and several potential properties are being evaluated.

She stated that funds requested from the town would support furnishings for the new women’s home, additional staffing, and expanded services such as counseling. She emphasized that the foundation does not rely on state funding, annually receives grants from various sources, and does not turn away individuals unable to pay program fees. She also noted that opioid settlement funds would enhance services but are not part of the organization’s core operating budget.

Two program participants, Brendan and Nick, shared personal testimony about their recovery journeys, describing how the foundation’s structured, long-term sober living environment helped them rebuild stability, community, and family relationships.

Board members asked questions about current funding levels, bed capacity, certification through MASH, and whether the organization seeks opioid settlement funds from other municipalities. Ms. Alimberty and Ms. Gina Alimberty explained that they are pursuing funding in several communities, though many towns have not yet established allocation processes.

Mr. Rosenblum noted that opioid settlement deposits into the town’s account have been arriving more slowly than funds are being awarded and suggested exploring a phased approach to the \$100,000 request for cash-flow reasons. Ms. Alimberty stated that the foundation does not require the funds immediately and is comfortable with installment payments, as reimbursements are submitted over time. Mr. Alves asked about long-term planning once opioid settlement distributions end, and Ms. Alimberty said sustainability is a priority, with reserves being built and operations supported through grants and fundraising.

Board members expressed strong support for the foundation’s work. Mr. Gennette stated that the foundation and Ludlow CARES together provide highly effective services and that opioid funds are well-used when directed to these programs. The Board discussed possible quarterly payments (e.g., \$25,000 per quarter) to maintain the account balance while meeting the request. Mr. Strange confirmed that the current balance is approximately \$148,000 and that sufficient funds are expected to be available for this fiscal year. **Motion made by Mr. Gennette to allocate \$25,000 of the Opioid Resource Funds to the Michael J. Dias Foundation for each quarter of fiscal 27 to total \$100,000. Mr. Alves second. All in favor. Motion passed 4-0.**

CORRESPONDENCE

June 16, 2026

26-86 Letter of Resignation from Debroa Johnson from the Council on Aging. Board to post the vacancy. **Motion made by Mr. Gennette** to accept the letter of resignation from Debora Johnson from the Council on Aging with a thank you and to post the vacancy. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-87 Conservation Commission – Reorganization.

Mr. Gennette said the Conservation Commission has reorganized and Angela Tierney is the chair, Joseph Chaloux is vice chair, Helder Cerqueira is a member, Caroline Suska member, Judy Breault member, and William Ellison associate member. **Motion made by Mr. Gennette** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-88 Letter of Retirement from Officer Whitney of the Ludlow Police Department effective July 8, 2026. **Motion made by Mr. Alves** to accept the letter of retirement from Officer Whitney effective 7/8/2026 with a thank you. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-89 Letter of Retirement from Officer Mayou from the Ludlow Police Department effective June 30, 2026. **Motion made by Mr. Alves** to accept the letter of retirement from Officer Mayou effective 6/30/2026 with a thank you. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-90 Letter of Resignation from Margaret Szlosek from Precinct member and Election Officer. **Motion made by Mr. Sanches** to accept the letter of resignation from Margaret Szlosek from Precinct Member and Election Officer. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-91 Betsy Marble, First Church – Requesting permission to use the small parking lot adjacent to the Old Meeting House for the annual vendor craft fair on Saturday, August 15th, with a rain date of Sunday, August 16th.

Mr. Gennette requested that Mr. Strange ensure the Department of Public Works is notified about the issue, noting that it may currently be a lower priority on their maintenance list. He suggested that informing the DPW would help ensure the matter is addressed in a timely manner. **Motion made by Mr. Gennette** to approve Betsy Marble, First Church, requesting permission to use the small parking lot adjacent to the Old Meeting House for the annual vendor craft fair on Saturday, August 15th, with a rain date of Sunday, August 16th. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-92 Massachusetts Department of Environmental Protection – Notice of Non – Compliance – GEG Construction, 220 Ventura Street.

Mr. Strange reported that the Department of Environmental Protection issued a notice to GEG Construction at 220 Ventura Street for operating without the required permits. DEP ordered the company to obtain the proper permits and to remove specified materials, including types a, b, and c, as well as any other solid waste present at the site. In response to a question from Mr. Sanches regarding potential town liability, Mr. Strange stated that the matter falls solely under MassDEP jurisdiction and that there is no financial exposure to the town. Mr. Alves noted that the Board has no information beyond the letter received from the Department of Environmental Protection. Mr. Strange confirmed this. Mr. Alves stated that residents who have questions should direct them to the state, and Mr. Strange agreed, noting that the matter does not fall under the jurisdiction of the Town's Building Department or Health Department. Mr. Alves reiterated that the town is not the entity responsible for intervening in this issue. **Motion made by Mr. Gennette** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-93 Alcoholic Beverages Control Commission (ABCC) – An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026.

Mr. Rosenblum provided an overview of the Governor's recent temporary authorization allowing municipalities to extend alcohol service hours until July 31, primarily in response to late-night World Cup matches. He noted discussions earlier in the day with the Police Chief, who expressed concerns about staffing levels between 3:00 a.m. and 7:00 a.m. and about patrons consuming alcohol late at night without food service, as many kitchens close by

9:00–10:00 p.m. Mr. Rosenblum and the Chief reviewed the remaining match schedule and identified only three nights with midnight games during the current week. He questioned whether extending hours beyond those specific dates was necessary and suggested that, if the Board chose to opt in, it could be limited to only the midnight games. He also noted a resident inquiry about whether the town would allow extended hours.

Mr. Alves clarified that the state's authorization allows both extended hours and the creation of designated outdoor areas for viewing events, but no planning had been done for outdoor zones. He stated that after reviewing the Police Chief's concerns and the narrow window of relevant dates, he no longer supported extending hours. Mr. Sanches asked whether any licensee had requested the extension. Mr. Rosenblum said no, though the town had received two inquiries from individuals. Mr. Alves reiterated that the town would not be the enforcement authority for the state-issued extension. Mr. Gennette referred to the Police Chief's written recommendation, which supported limiting extended hours only to nights with late games rather than adopting the full extension to July 31. However, he stated he would also be comfortable maintaining current hours and not opting in at all.

Mr. Alves noted that "spot dates" could complicate enforcement. Mr. Gennette asked whether the extension would result in increased police overtime. Mr. Strange said the impact would likely be minimal for only a few nights, but he shared concerns about the short timeline for notifying the state and licensees, advertising requirements, and operational challenges for businesses. Board members generally agreed that the timing was too rushed, and extending hours offered limited benefit given the small number of applicable dates. **Motion made by Mr. Gennette to file. Mr. Alves second. All in favor. Motion passed 4-0.**

UNFINISHED BUSINESS

Board to discuss and possibly vote to approve the wastewater contract extension with Springfield Water & Sewer Commission (tabled from May 5, 2026). **Motion made by Mr. Gennette to approve the wastewater contract extension with Springfield Water & Sewer Commission tabled from May 5, 2026. Mr. Alves second. All in favor. Motion passed 4-0.**

Board to approve and sign the contract between the Town of Ludlow (DPW) and Dennis K. Burke, Inc. for FY27 Gas Agreement (Tabled from May 5, 2026).

The Board discussed the diesel and gasoline fuel contracts procured through LPVEC, with Dennis Burke as the awarded vendor. Mr. Gennette explained that relying entirely on spot pricing can expose the town to supply shortages and volatility, and he expressed support for fixing a percentage of fuel volume as a hedge. He noted differences between diesel and gasoline contract timelines. Mr. Strange confirmed that the document under review was the diesel contract (and also included gasoline), and clarified that LPVEC manages procurement while the town executes the purchase order. The contract must be signed before the town may lock in fixed pricing, though locking is not required to continue purchasing fuel at the daily spot price.

Board members reviewed contract terms, which allow the town to lock a fixed price at any time through October 31. They discussed recent market fluctuations, noting that futures prices had dropped in recent days. Mr. Alves and Mr. Sanches reiterated that their broker's latest guidance suggested it was not an ideal time to lock, and questioned whether an updated opinion had been requested. Mr. Gennette stated that the broker does not make specific recommendations but provides market information.

The Board clarified that signing the contract does not commit the town to fixed-price purchasing or a specific gallon amount; it simply enables that option. Lock-in decisions and volume determinations can be made later, prior to the October 31 deadline. Mr. Strange confirmed that the fiscal year ends June 30 and that executing the contract ensures continuity of purchasing under the LPVEC award. Contract terms outline both spot pricing and fixed-price futures options. Board members agreed that the immediate decision before them was whether to authorize execution of the vendor contract, with any decision on locking a fixed price to be made at a later date. The discussion concluded with the understanding that the contract should be signed to preserve all purchasing options. **Motion made by Mr. Gennette to sign the existing for diesel. Mr. Sanches second. All in favor. Motion passed 4-0. Motion made by Mr. Gennette to sign the contract with Dennis**

K. Burke for the gasoline contract without specifying any fixed or spot gallons at this time. **Mr. Sanches second. All in favor. Motion passed 4-0.**

NEW BUSINESS

Board to discuss and possibly vote to opt in to a temporary pilot to extend the hours of liquor licenses and to allow for public consumption in designated districts in Summer 2026. No action previously taken.

Board to approve and sign Minutes from Meeting of June 2, 2026. **Motion made by Mr. Gennette** to approve the Select Board meeting minutes of June 2, 2026, with all members present. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to approve and sign Employment Agreement between the Town of Ludlow and Michelle White, Town Accountant.

During review of the contract language, Mr. Sanches asked Mr. Strange to confirm the salary adjustments listed in Section A, page 4, noting a 4.5% increase in year one, a 2% increase in year two, and a 2% increase in year three. Mr. Strange confirmed that those figures reflect the negotiated terms. **Motion made by Mr. Sanches** to approve and sign the employment agreement between the Town of Ludlow and Michelle White, Town Accountant. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to Re-Appoint Election Officers: Benta Alves, Kimberly Babin, Joao Bernardo, Michael Bettencourt, Cynthia Jean Bobowiec, Susan Boyea, Christina Brown, Lily Canoa, Phyllis Carneiro, Lorraine Carreira, Joan Cavallo, Luisa Costa, Christopher Drewniak, Dennis Duarte, Jennifer Dufour, Elizabeth Dumaine, Dylan Eagen, Theresa Eckert, John Eckert, Susan Efremides, Lina Ferrero, Ann Gadziala, Paul Gatesman, Kathy Green, John Hiersche, Gabriel Hoef, Jeri Humphries, Mary Ellen Knapp, Michael Lafever, Maurice Lavoie, Eileen Lavoie, Bonnie Manchester, Peter Mancuso, Paula May, Douglas May, Maureen McCarthy, Sarah Musiak, Teri Myette, Fred Nowak, Jr., Dianne Ollari, Amy Ollari, Wilhelmina Ostrowski, Leigh Peabody, William Peterson, Mary Petrolati, Kelly Porfilio, Judith Priest, Donna Pula, Robert Radowski, Carolyn Rogowski-Duarte, Jane Roulston, Peter Serafino, Carol Sheehan, Betty Socha, Rosalina Sousa, Susan Swift, Angela Tierney, Phillip Tierney, Beverly Tokarz, Denis Tomlinson, Mary Jo Traghese, Alicia Tyburski, Joseph Tyburski, Diane Walton, Barbara Wurszt, Judith Yando, Theodore Zurawski. **Motion made by Mr. Gennette** to reappoint election officers above. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to Renew Gravel Bank Permits: Chenier's Gravel Bank, Daniel's Gravel Bank, Ray Haluch Excavating Co., Nawrocki Construction, Scantic Lands, Ginmar Enterprises, Ludlow Fish & Game Club, Caracas Construction. **Motion made by Mr. Alves** to renew above gravel banks. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to discuss and possibly vote to authorize \$1,162.50 in Building Infrastructure funds for OPM Services for the Public Safety HVAC.

Mr. Strange said for some background this was a fee for Dietz & company to review the updated opinion of cost estimate for the HVAC. **Motion made by Mr. Alves** to authorize \$1,162.50 in Building Infrastructure funds for OPM Services for the Public Safety HVAC. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to approve and sign contract with Paqcon to install a carport at the Senior Center.

Mr. Gennette asked for the cost of the project. Mr. Strange stated that the bid amount was \$53,000 and that the Friends of the Senior Center would be covering the full cost. Mr. Gennette confirmed that the project is being paid for entirely by an outside organization, not through town funds. **Motion made by Mr. Alves** to approve and sign contract with Paqcon to install a carport at the Senior Center to be funded by the Friends of the Senior Center. **Mr. Sanches second. All in favor. Motion passed 4-0.**

Board to approve the FY26-FY27 LATOSS collective bargaining agreement. This will be tabled.

Board to approve and sign intermunicipal agreement with Palmer for Veteran's services. This will be tabled.

Board to authorize Michelle Hill, Treasurer/Collector, to sign application for State qualified bonds. **Motion made by Mr. Alves** to authorize Michelle Hill, Treasurer/Collector, to sign applications for State qualified bonds. **Mr. Sanches second. All in favor. Motion passed 4-0.**

Board to discuss Treasurer/Collector staffing.

Mr. Strange informed the Board that Michelle has met with him and Ms. Carrie several times to discuss the configuration and workload of their office, noting significant foot traffic and call volume. Michelle has expressed interest in adding an additional staff member in the near future, though it remains to be determined whether the role should be an administrative position or a management-level position. Mr. Strange noted that Michelle has also spoken with Mr. Sanches about these concerns. She is scheduled to attend the July 7 meeting to present her proposal and engage in further discussion with the Board. This will be tabled.

Board to discuss on Outdoor Entertainment License Policy.

The Board held a detailed discussion regarding the town's entertainment license policies, particularly as they relate to outdoor amplified music. Mr. Gennette emphasized that the discussion was not specific to any individual complaint but focused on policy, procedures, and the Board's authority under Massachusetts General Law to set conditions, modify licenses, and establish enforcement standards. He noted that current entertainment license applications do not clearly distinguish between indoor and outdoor entertainment or between amplified and non-amplified music, and that the Board lacks written conditions and review procedures. He proposed that the Town Administrator, Police Chief, and Town Counsel develop updated license language, standard conditions, and enforcement procedures for future consideration. The Board agreed this would strengthen clarity for businesses, residents, and law enforcement.

Residents provided comments expressing concerns about ongoing noise from outdoor entertainment and challenges with enforcement under the existing framework. Several residents asked how the noise bylaw is enforced, whether police have authority to act, and whether zoning bylaws may apply. The Board responded that enforcement of the noise bylaw is the responsibility of the Police Department, and that zoning questions fall under the Planning Board. Staff will review the referenced zoning section and provide clarification.

Board members reiterated that the new policy work would apply town-wide to all license holders and venues, and that updated procedures must be legally sound to avoid creating liabilities for the town. Members also acknowledged residents' concerns and explained limitations in current bylaws and licensing language. The Board confirmed it is pursuing a structured, legally supported process to improve clarity, enforcement, and consistency.

The Board agreed to refer the drafted policy framework to the Town Administrator, Town Counsel, and Police Chief for development of recommended standards and conditions to be brought back to the Board at a future meeting. **Motion made by Mr. Gennette** to refer the Outdoor Entertainment License Policy review to the Town Administrator, Police Chief and Town Counsel and request they return to the Board with recommended updates to the entertainment license application, license certificate language and standard conditions for outdoor entertainment, including distinctions between indoor and outdoor entertainment, amplified and non-amplified entertainment, responsible on-site management, performance locations, hours of operations and compliance with existing bylaws. **Mr. Sanches second. All in favor. Motion passed 4-0.**

Board to set a date for the FY27 goal setting meeting.

Mr. Strange reminded the Board that last year a retreat was held at the Veterans Center to establish goals and objectives for the fiscal year. He asked the Board to consider setting a date for this year's session. We will check on setting up the meeting for August 11th at the Library or Senior Center.

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 announced that the Public Safety Facilities Committee has scheduled its next meeting for June 23. He will submit the proposed agenda to Mr. Sanches, who is currently the ranking official on the committee until officers are selected. Once approved, the agenda will be forwarded to Amy for posting. He invited Board members to share any additional items for inclusion.

Mr. Gennette noted that committee members are eager to begin their work and mentioned preliminary interest in matters such as heat pumps. He also wished everyone a Happy Father's Day and a safe summer, noting that the Board will not meet again until after July 4. He added that restaurant week appeared to be successful based on feedback he received.

Mr. Rosenblum announced the second annual Summer Safety Event to be held on Saturday, June 20, from 12:00 p.m. to 2:00 p.m. at Lupa Zoo. The event coincides with Lupa Zoo's 30th anniversary and includes recognition of the USA's 250th anniversary. A live American eagle will be featured, and public safety agencies—including the Ludlow Police and Fire Departments, the Hampden County Sheriff's Office, and the Massachusetts Division of Fisheries and Wildlife—will participate. The event will also include the ribbon-cutting for the zoo's new playground. He offered congratulations to Lupa Zoo on its 30-year milestone.

Motion made by Mr. Gennette to close the meeting at 8:44 P.M. Mr. Alves second. All in favor. Motion passed 4-0.

_____ Chairman

_____ Ludlow Select Board

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



G/L ACCOUNT - MASTER INQUIRY

Org code: 011513 TOWN COUNSEL GEN.EXPENSES Type: E
 Object code: 530046 LEGAL SERVICES Status: A
 Project code: Budgetary: Y

Fund 01 GENERAL FUND
 Function 100 GENERAL GOVERNMENT
 Department 151 TOWN COUNSEL'S DEPT.
 Program/Loc 000
 Activity/DOE 0000
 Type 3 GENERAL EXPENSES
 UNKNOWN

Full description: LEGAL SERVICES Short desc: LEGAL SERV
 Reference Acct: Auto-encumber? (Y/N) N

PER	CURRENT YEAR MONTHLY AMOUNTS			BUDGET
	ACTUAL	ENCUMBRANCE	BUD TRANSFER	
00	.00	.00	.00	.00
01	.00	.00	.00	20,000.00
02	.00	.00	.00	.00
03	.00	.00	.00	.00
04	5,548.00	.00	.00	.00
05	.00	.00	.00	.00
06	3,838.00	.00	.00	.00
07	9,161.00	.00	.00	.00
08	2,603.00	.00	.00	.00
09	3,914.00	.00	.00	.00
10	.00	.00	.00	.00
11	5,605.00	.00	.00	.00
12	3,173.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	33,842.00	.00	.00	20,000.00

CURRENT YEAR TOTAL AMOUNTS			
Actual (Memo)	33,842.00	Original Budget	20,000.00
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	33,842.00	Carry Fwd Budget	.00
Available Budget	-13,842.00	Carry Fwd Bud Tfr	.00
Percent Used	169.21	Revised Budget	20,000.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	REQUESTED	20,000.00
Actual-Last Yr	.00	RECOMMEND	20,000.00
Estim-Actual	78,000.00	APPROVED	20,000.00
	.00		.00
			.00

TOWN OF LUDLOW



G/L ACCOUNT - MASTER INQUIRY

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS	
		ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	20,000.00
02	2,412.00	.00	.00
03	.00	.00	.00
04	2,754.00	.00	.00
05	1,690.00	.00	.00
06	1,062.00	.00	.00
07	10,821.60	.00	.00
08	23,574.75	.00	.00
09	9,000.00	.00	.00
10	5,686.00	.00	.00
11	10,242.00	.00	.00
12	14,078.06	.00	.00
13	.00	.00	.00
Tot:	81,320.41	.00	20,000.00

----- PRIOR YEARS TOTAL AMOUNTS -----			
2025 Actual	81,320.41	2025 Orig Budget	20,000.00
2025 Closed @ YE	81,320.41	2025 Bud Tfr In	.00
2025 Encumbrance	.00	2025 Bud Tfr Out	.00
2025 Memo Bal	81,320.41	2025 C Fwd Budget	.00
2024 Actual	30,872.00	2025 Revsd Budget	20,000.00
2023 Actual	34,518.50		
2022 Actual	33,730.25	2024 Orig Budget	20,000.00
2021 Actual	42,537.45	2024 Revsd Budget	42,000.00
2020 Actual	94,903.53	2023 Orig Budget	78,000.00
2019 Actual	32,170.06	2023 Revsd Budget	78,000.00
2018 Actual	57,746.95		
2017 Actual	30,547.52	2025	0.00
2016 Actual	38,181.18	2024	0.00
		2023	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2027 BUDGET	2027 REQUESTED	BUDGET
00	.00	20,000.00	.00
01	20,000.00	20,000.00	.00
02	.00	20,000.00	.00
03	.00	2027	.00
04	.00	2027	.00
05	.00	2027 Revised	20,000.00
06	.00	2028 Estimate	.00
07	.00	2029 Estimate	.00
08	.00	2030 Estimate	.00
09	.00	2031 Estimate	.00
10	.00		
11	.00	2027 Memo Bal	.00
12	.00	2027 Encumbrance	.00
13	.00	2027 Requisition	.00
Tot:	20,000.00		

----- ACCOUNT NOTES -----

*** END OF REPORT - Generated by Marc Strange ***

TOWN OF LUDLOW



G/L ACCOUNT - MASTER INQUIRY

Org code: 011513 TOWN COUNSEL GEN. EXPENSES Type: E
 Object code: 530047 NEGOTIATING SERVICES Status: A
 Project code: Budgetary: Y

Fund 01 GENERAL FUND
 Function 100 GENERAL GOVERNMENT
 Department 151 TOWN COUNSEL'S DEPT.
 Program/Loc 000
 Activity/DOE 0000
 Type 3 GENERAL EXPENSES
 UNKNOWN

Full description: NEGOTIATING SERVICES Short desc: NEGOTIATOR
 Reference Acct: Auto-encumber? (Y/N) N

PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	1,000.00	.00	.00
01	.00	.00	1,000.00	26,000.00
02	.00	.00	.00	.00
03	.00	.00	.00	.00
04	.00	.00	.00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	1,000.00	1,000.00	26,000.00

CURRENT YEAR TOTAL AMOUNTS			
Actual (Memo)	.00	Original Budget	25,000.00
Encumbrances	1,000.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	1,000.00	Carry Fwd Budget	1,000.00
Available Budget	25,000.00	Carry Fwd Bud Tfr	.00
Percent Used	3.85	Revised Budget	26,000.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	1,000.00	REQUESTED	25,000.00
Actual-Last Yr	.00	RECOMMEND	25,000.00
Estim-Actual	20,000.00	APPROVED	25,000.00
	.00		.00
			.00



G/L ACCOUNT - MASTER INQUIRY

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS	
		ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	25,000.00
02	1,942.50	.00	.00
03	4,515.00	.00	.00
04	1,032.50	.00	.00
05	1,137.50	.00	.00
06	1,102.50	.00	.00
07	455.00	.00	.00
08	927.50	.00	.00
09	472.50	.00	.00
10	.00	.00	.00
11	.00	.00	.00
12	.00	1,000.00	.00
13	.00	-1,000.00	.00
Tot:	11,585.00	.00	25,000.00

----- PRIOR YEARS TOTAL AMOUNTS -----			
2025 Actual	11,585.00	2025 Orig Budget	25,000.00
2025 Closed @ YE	11,585.00	2025 Bud Tfr In	.00
2025 Encumbrance	.00	2025 Bud Tfr Out	.00
2025 Memo Bal	11,585.00	2025 C Fwd Budget	.00
2024 Actual	14,122.50	2025 Revsd Budget	25,000.00
2023 Actual	20,527.50		
2022 Actual	16,922.50	2024 Orig Budget	20,000.00
2021 Actual	8,050.00	2024 Revsd Budget	20,000.00
2020 Actual	10,552.50	2023 Orig Budget	20,000.00
2019 Actual	21,805.00	2023 Revsd Budget	20,000.00
2018 Actual	24,387.50		
2017 Actual	18,795.00	2025	0.00
2016 Actual	17,657.50	2024	0.00
		2023	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2027 BUDGET		BUDGET
00	.00	2027 REQUESTED	25,000.00
01	25,000.00	2027 RECOMMEND	25,000.00
02	.00	2027 APPROVED	25,000.00
03	.00	2027	.00
04	.00	2027	.00
05	.00	2027 Revised	25,000.00
06	.00	2028 Estimate	.00
07	.00	2029 Estimate	.00
08	.00	2030 Estimate	.00
09	.00	2031 Estimate	.00
10	.00		
11	.00	2027 Memo Bal	.00
12	.00	2027 Encumbrance	.00
13	.00	2027 Requisition	.00
Tot:	25,000.00		

----- ACCOUNT NOTES -----

**** END OF REPORT - Generated by Marc Strange ****

TOWN OF LUDLOW



G/L ACCOUNT - MASTER INQUIRY

Org code: 011513 TOWN COUNSEL GEN.EXPENSES Type: E
 Object code: 530048 TOWN COUNSEL SERVICES Status: A
 Project code: Budgetary: Y

Fund 01 GENERAL FUND
 Function 100 GENERAL GOVERNMENT
 Department 151 TOWN COUNSEL'S DEPT.
 Program/Loc 000
 Activity/DOE 0000
 Type 3 GENERAL EXPENSES
 UNKNOWN

Full description: TOWN COUNSEL SERVICES Short desc: TOWN COUNSEL
 Reference Acct: Auto-encumber? (Y/N) N

PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	10,000.00	.00	.00
01	.00	.00	10,000.00	118,000.00
02	4,817.00	.00	.00	.00
03	12,100.73	.00	.00	.00
04	13,175.00	.00	.00	.00
05	15,118.00	.00	.00	.00
06	9,000.00	.00	.00	.00
07	9,000.00	.00	.00	.00
08	9,000.00	.00	.00	.00
09	9,000.00	.00	.00	.00
10	.00	.00	.00	.00
11	18,170.00	.00	.00	.00
12	9,347.64	.00	.00	.00
13	.00	.00	.00	.00
Tot:	108,728.37	10,000.00	10,000.00	118,000.00

CURRENT YEAR TOTAL AMOUNTS			
Actual (Memo)	108,728.37	Original Budget	108,000.00
Encumbrances	10,000.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	118,728.37	Carry Fwd Budget	10,000.00
Available Budget	-728.37	Carry Fwd Bud Tfr	.00
Percent Used	100.62	Revised Budget	118,000.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	10,000.00	REQUESTED	108,000.00
Actual-Last Yr	.00	RECOMMEND	108,000.00
Estim-Actual	75,000.00	APPROVED	108,000.00
	.00		.00
			.00

G/L ACCOUNT - MASTER INQUIRY

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS	
		ENCUMBRANCE	BUDGET
00	.00	10,000.00	.00
01	.00	.00	118,000.00
02	13,500.00	.00	.00
03	.00	.00	.00
04	18,311.75	.00	.00
05	.00	.00	.00
06	9,207.50	.00	.00
07	.00	.00	.00
08	.00	.00	.00
09	.00	.00	.00
10	.00	.00	.00
11	.00	.00	.00
12	13,823.00	.00	.00
13	.00	-10,000.00	.00
Tot:	54,842.25	.00	118,000.00

----- PRIOR YEARS TOTAL AMOUNTS -----			
2025 Actual	54,842.25	2025 Orig Budget	108,000.00
2025 Closed @ YE	54,842.25	2025 Bud Tfr In	.00
2025 Encumbrance	.00	2025 Bud Tfr Out	.00
2025 Memo Bal	54,842.25	2025 C Fwd Budget	10,000.00
2024 Actual	101,358.66	2025 Revsd Budget	118,000.00
2023 Actual	106,420.00		
2022 Actual	75,000.00	2024 Orig Budget	108,000.00
2021 Actual	75,000.00	2024 Revsd Budget	118,000.00
2020 Actual	31,735.00	2023 Orig Budget	75,000.00
2019 Actual	32,422.93	2023 Revsd Budget	75,000.00
2018 Actual	35,750.00		
2017 Actual	30,250.00	2025	0.00
2016 Actual	33,000.00	2024	0.00
		2023	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2027 BUDGET	2027 REQUESTED	BUDGET
00	.00	108,000.00	.00
01	108,000.00	2027 RECOMMEND	108,000.00
02	.00	2027 APPROVED	108,000.00
03	.00	2027	.00
04	.00	2027	.00
05	.00	2027 Revised	108,000.00
06	.00	2028 Estimate	.00
07	.00	2029 Estimate	.00
08	.00	2030 Estimate	.00
09	.00	2031 Estimate	.00
10	.00		
11	.00	2027 Memo Bal	.00
12	.00	2027 Encumbrance	.00
13	.00	2027 Requisition	.00
Tot:	108,000.00		

----- ACCOUNT NOTES -----

**** END OF REPORT - Generated by Marc Strange ****



Town of Ludlow, Massachusetts
Accounting Department

June 17, 2026

Dear Finance Committee,

I am requesting coverage for already incurred and anticipated encumbrances for accounting services.

011353-530041 – Accounting/Auditing Services = CliftonLarsonAllen provided accounting services to close fiscal year 2025 in MUNIS, prepare FY2025 reports for the Department of Revenue, and assist with preparing the Town for FY22-24 financial and single audits. CliftonLarsonAllen is also performing continuing accounting services including preparing for the fiscal year 2026 close after the Town's previous Town Accountant left the role.

Respectfully,
Katherine Pomeroy
Accounting Consultant



Ryan M Pease
Fire Chief

The Town of Ludlow, Massachusetts
Fire Department



June 10, 2026

Board of Selectmen
488 Chapin Street
Ludlow, MA 01056

RE: FY 2026 Budget Transfers

Dear Members of the Board:

The following narrative outlines the requested end-of-year budget transfers for the fire department:

- Transfer \$25,000.00 from Firefighters Salaries account #012201-511169. These funds are available due to vacancies created by retirement, and to vacancies created from work related injuries.

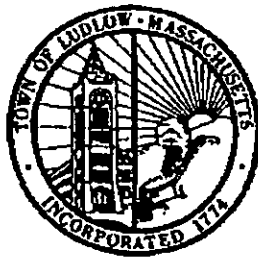
These funds are to be transferred as specified into the following account:

- \$25,000.00 transferred into Ambulance account #01231122-513021, Ambulance EMT-Overtime. There is a deficit in this account due to an increase in the number of ambulance responses.

If there are any questions or you need further clarification regarding these transfers, please feel free to contact me at your convenience.

Ryan M. Pease

Town of Ludlow
Fire Chief/Emergency Management Director



Town of Ludlow, Massachusetts
Collector / Treasurer

June 11, 2026

Dear Finance Committee,

In general I am requesting coverage for overspending and trying to maintain the course of business to continue collections.

011453-530045 – Financial Services = Mass Munifin was hired to fill as intern Treasurer/Collector. Their cost exceeded the budgeted line.

011453-530046 – Legal Services = An auction in Sept/Oct had spiked the cost of the tax title attorney's services. The line is over budget. I have kept the cost low to get through this year. Requesting to cover the over budgeted amount and June services.

011453-574000 – Insurance Premium = FY26 had a cost of another T/C bond and now having to pay for Michelle's (2) bonds.

011463-530043 – Collection Services = We pay the deputy collector and the printing vendor and we are over budget. In addition, I have 3 MV commitments to pay for which went out in June.

011463-534063 – Postage = This account is associated with the postage to mail bills. We are over budget and also have 3 commitments to pay for which went out in June.

Michelle L. Hill
Treasurer/Collector



Town of Ludlow

Office of Town Accountant

Please submit completed form to the Town Accountant no later than Friday, June 12th, 2026

Date: _____

Katherine Pomeroy
Town Accountant

Phone: 781-402-6313

Email:
katherine.pomeroy@clconnect.com

FISCAL YEAR-END REQUEST FOR APPROPRIATION TRANSFERS (In accordance with Mass. General Laws Chapter 44, Section 33B)

Date: 6/17/2026
 Department: Finance
 Submitted By: Katherine Pomeroy

TRANSFERS FROM:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
011353-530041	ACCOUNTING/AUDITING SERVICES	50,000.00
<u>0186016-579100</u>	<u>Finance Committee</u>	
TRANSFERS TO:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
0186016-578100	FINANCE COMMITTEE	50,000.00
<u>011353-530041</u>	<u>Accounting/Auditing Services</u>	

Received By: _____
 Approved By: _____

Town Accountant
 Board of Selectman
 Board of Selectman
 Board of Selectman
 Board of Selectman
 Board of Selectman
 Finance Committee

C. Pomeroy



Town of Ludlow

Office of Town Accountant

Please submit completed form to the Town Accountant no later than Friday, June 12th, 2026

Date: 06/10/26

Katherine Pomeroy
Town Accountant

Phone: 781-402-6313

Email:
katherine.pomeroy@clacconnect.com

FISCAL YEAR-END REQUEST FOR APPROPRIATION TRANSFERS (in accordance with Mass. General Laws Chapter 44, Section 33B)

Date: 06/10/26

Department: Police-ACO

Submitted By: Michael N. Brennan

TRANSFERS FROM:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Dispatch expenses		
01211321-524024	Repairs & Maintenance	869.87
01211321-524025	Ofc. Equip. repairs/maintenance	1435.94
01211321-571000	All other prof/tech	870.00
01211321-573000	Conference & travel	205.12
01211321-573000	Dues & memberships	59.00
012923-510202	Energy supplies-gas	184.00
		3633.93
TRANSFERS TO:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
ACO		
012921-510202	Appointed official	3633.93
		3633.93

Received By: _____ Town Accountant
 Approved By: _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Finance Committee

Michael N. Brennan



Town of Ludlow

Office of Town Accountant

Please submit completed form to the Town Accountant no later than Friday, June 12th, 2026

Date: 06/10/26

Katherine Pomeroy
Town Accountant

Phone: 781-402-6313
Email:
katherine.pomeroy@claconnect.com

FISCAL YEAR-END REQUEST FOR APPROPRIATION TRANSFERS (in accordance with Mass. General Laws Chapter 44, Section 33B)

Date: 06/10/26
Department: Police-Retro
Submitted By: Michael P. Brennan

TRANSFERS FROM:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
2331-460000-2026	911 State Incentive Grant	94577.44
		94577.44
TRANSFERS TO:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
012101-511161 (Retro)	Chief Salary	1251.84
012101-511162(Retro)	Lieutenant	5848.49
012101-511164(Retro)	Sergeant	16201.21
012101-511165(Retro)	Patrolman	45020.63
01231121-513023(Retro)	EMT OT	321.26
012101-513021(Retro)	OT	6468.08
012101-513023(Retro)	Training OT	615.78
012101-513021(Retro)	K9 Care OT	162.48
012101-515011(Retro)	Bank Day	104.64
012101-515015(Retro)	Holiday	2839.99
012101-515018(Retro)	Longevity	2900
019101-517037(Retro)	Chp 41 111F	642.16
012101-515023(Retro)	Out of Grade	200.88
012101-516550(Retro)	Detective Stipend	12000
		94577.44

Received By: _____ Town Accountant
 Approved By: _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Finance Committee

Michael P. Brennan



Town of Ludlow

Office of Town Accountant

Please submit completed form to the Town Accountant no later than Friday, June 12th, 2026

Date: 06/10/26

Katherine Pomeroy
Town Accountant

Phone: 781-402-6313
Email: katherine.pomeroy@clconnect.com

FISCAL YEAR-END REQUEST FOR APPROPRIATION TRANSFERS (in accordance with Mass. General Laws Chapter 44, Section 33B)


Date: 06/10/26
 Department: Police
 Submitted By: Michael N. Brennan

TRANSFERS FROM:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
012108-585000	Ammunition/Firearms	3537.68
012108-585029	Vehicle upfit	3117.93
012103-538000	All other purchases	1744.19
012103-542000	Office supplies	5888.58
012103-571000	Conference & travel	2373.25
		16661.63
TRANSFERS TO:		
ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
012101-512066	Special Police	8000
012101-515013	Career Incentive	3240.98
012101-515018	Clothing	1005.01
012101-515023	Longevity	3796
012101-515020	Out of grade	140.01
012101-513021(Retro)	Ch 41 111F	479.63
		16661.63

Received By: _____ Town Accountant
 Approved By: _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Board of Selectman
 _____ Finance Committee

(Signature)



To: Finance Committee Members
From: Marc Strange, Town Administrator 
Date: June 11, 2026
Re: FY26 YE Budget Transfer – Street Lighting

Dear Committee Members

In reviewing our FY26 street lighting budget expenses, we realized that delivery expenses increased dramatically in FY26. We are seeing this impact electricity budgets across multiple buildings for FY26. This may also impact utility budgets in FY27 as well. Please let us know if you have other questions.

Sincerely

Marc



G/L ACCOUNT - MASTER INQUIRY

Org code: 014243 ST. & TRAFFIC LTS.--GEN.EXPENSE Type: E
 Object code: 523021 STREET LIGHTING Status: A
 Project code: Budgetary: Y

Fund 01 GENERAL FUND
 Function 400 PUBLIC WORKS AND FACILITIES
 Department 424 STREET & TRAFFIC LIGHTING
 Program/Loc 000
 Activity/DOE 0000
 Type 3 GENERAL EXPENSES
 UNKNOWN

Full description: STREET LIGHTING Short desc: ST LIGHTS
 Reference Acct: Auto-encumber? (Y/N) N

PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	11,064.36	.00	.00
01	.00	.00	11,064.36	251,064.36
02	23,582.81	.00	.00	.00
03	35,070.18	-11,064.36	.00	.00
04	24,973.50	.00	.00	.00
05	29,025.35	.00	.00	.00
06	37,823.88	.00	.00	.00
07	45,012.38	.00	.00	.00
08	2,957.47	.00	.00	.00
09	33,696.88	.00	.00	.00
10	64,872.82	.00	.00	.00
11	42,240.71	.00	.00	.00
12	31,553.90	.00	.00	.00
13	.00	.00	.00	.00
Tot:	370,809.88	.00	11,064.36	251,064.36

	ACTUAL	BUDGET
Actual (Memo)	370,809.88	240,000.00
Encumbrances	.00	.00
Requisitions	.00	.00
Total	370,809.88	11,064.36
Available Budget	119,745.52	.00
Percent Used	147.70	251,064.36
Inceptn to SOY	.00	.00
		Inceptn Revsd Bud .00
Encumb-Last Yr	.00	280,000.00
Actual-Last Yr	11,064.36	240,000.00
Estim-Actual	280,000.00	240,000.00
	.00	.00
		.00



G/L ACCOUNT - MASTER INQUIRY

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS	
		ENCUMBRANCE	BUDGET
00	.00	10,469.48	.00
01	6,042.90	-6,042.90	290,469.48
02	22,175.28	-4,426.58	.00
03	21,697.20	.00	.00
04	6,091.58	.00	.00
05	6,411.49	.00	.00
06	4,651.28	.00	.00
07	3,524.88	.00	.00
08	4,032.58	.00	.00
09	3,496.22	.00	.00
10	29,418.30	.00	.00
11	199,020.47	.00	.00
12	-22,831.56	11,064.36	.00
13	33,555.33	-11,064.36	.00
Tot:	317,285.95	.00	290,469.48

----- PRIOR YEARS TOTAL AMOUNTS -----			
2025 Actual	317,285.95	2025 Orig Budget	280,000.00
2025 Closed @ YE	317,285.95	2025 Bud Tfr In	.00
2025 Encumbrance	.00	2025 Bud Tfr Out	.00
2025 Memo Bal	317,285.95	2025 C Fwd Budget	10,469.48
2024 Actual	258,367.19	2025 Revsd Budget	290,469.48
2023 Actual	223,323.67		
2022 Actual	280,927.35	2024 Orig Budget	280,000.00
2021 Actual	265,330.88	2024 Revsd Budget	286,025.30
2020 Actual	241,889.52	2023 Orig Budget	280,000.00
2019 Actual	293,665.49	2023 Revsd Budget	280,000.00
2018 Actual	262,642.82		
2017 Actual	274,262.94	2025	0.00
2016 Actual	290,091.42	2024	0.00
		2023	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2027 BUDGET	2027 REQUESTED	BUDGET
00	.00	280,000.00	.00
01	280,000.00	280,000.00	.00
02	.00	280,000.00	.00
03	.00	2027	.00
04	.00	2027	.00
05	.00	2027 Revised	280,000.00
06	.00	2028 Estimate	.00
07	.00	2029 Estimate	.00
08	.00	2030 Estimate	.00
09	.00	2031 Estimate	.00
10	.00		
11	.00	2027 Memo Bal	.00
12	.00	2027 Encumbrance	.00
13	.00	2027 Requisition	.00
Tot:	280,000.00		

----- ACCOUNT NOTES -----

**** END OF REPORT - Generated by Marc Strange ****



G/L ACCOUNT - MASTER INQUIRY

Org code: 019101 FRINGE BENEFITS FOR EMPLOYEES Type: E
 Object code: 517034 HEALTH INSURANCE - SCHOOL Status: A
 Project code: Budgetary: Y

Fund 01 GENERAL FUND
 Function 900 OTHERWISE UNCLASSIFIED
 Department 910 FRINGE BENEFITS FOR EMPLOYEES
 Program/Loc 000
 Activity/DOE 0000
 Type 1 PERSONAL SERVICES
 UNKNOWN

Full description: HEALTH INSURANCE - SCHOOL Short desc: HLTHSCHOOL
 Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----					
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET	
00	.00	.00	.00	.00	.00
01	599,477.10	.00	.00	8,074,381.00	.00
02	599,365.49	.00	.00	.00	.00
03	589,408.90	.00	.00	.00	.00
04	599,203.53	.00	.00	.00	.00
05	600,160.39	.00	.00	.00	.00
06	586,006.17	.00	.00	.00	.00
07	607,975.18	.00	.00	.00	.00
08	624,229.46	.00	.00	.00	.00
09	619,548.02	.00	.00	.00	.00
10	613,018.74	.00	.00	.00	.00
11	606,857.23	.00	.00	.00	.00
12	589,100.65	.00	.00	.00	.00
13	.00	.00	.00	.00	.00
Tot:	7,234,350.86	.00	.00	8,074,381.00	

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	7,234,350.86	Original Budget	8,074,381.00
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	7,234,350.86	Carry Fwd Budget	.00
Available Budget	840,030.14	Carry Fwd Bud Tfr	.00
Percent Used	89.60	Revised Budget	8,074,381.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	REQUESTED	7,724,246.00
Actual-Last Yr	.00	RECOMMEND	8,074,381.00
Estim-Actual	6,805,380.00	APPROVED	8,074,381.00
	.00		.00
			.00



G/L ACCOUNT - MASTER INQUIRY

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS	
		ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	529,875.09	.00	7,364,307.00
02	532,037.59	.00	.00
03	524,009.29	.00	.00
04	522,144.72	.00	.00
05	548,462.50	.00	.00
06	535,796.54	.00	.00
07	553,396.35	.00	.00
08	554,111.51	.00	.00
09	558,156.65	.00	.00
10	551,332.42	.00	.00
11	551,926.42	.00	.00
12	928,607.46	.00	.00
13	-381,235.31	.00	.00
Tot:	6,508,621.23	.00	7,364,307.00


----- PRIOR YEARS TOTAL AMOUNTS -----			
2025 Actual	6,508,621.23	2025 Orig Budget	7,364,307.00
2025 Closed @ YE	6,508,621.23	2025 Bud Tfr In	.00
2025 Encumbrance	.00	2025 Bud Tfr Out	.00
2025 Memo Bal	6,508,621.23	2025 C Fwd Budget	.00
2024 Actual	6,306,747.98	2025 Revsd Budget	7,364,307.00
2023 Actual	6,287,570.86		
2022 Actual	5,993,128.59	2024 Orig Budget	7,013,625.00
2021 Actual	6,433,364.19	2024 Revsd Budget	6,758,978.68
2020 Actual	6,861,642.10	2023 Orig Budget	6,805,380.00
2019 Actual	6,868,898.93	2023 Revsd Budget	6,805,380.00
2018 Actual	7,265,900.17		
2017 Actual	6,890,560.15	2025	0.00
2016 Actual	6,212,360.90	2024	0.00
		2023	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2027 BUDGET	2027 REQUESTED	BUDGET
00	.00	10,738,927.00	.00
01	8,679,960.00	2027 RECOMMEND	8,679,960.00
02	.00	2027 APPROVED	8,679,960.00
03	.00	2027	.00
04	.00	2027	.00
05	.00	2027 Revised	8,679,960.00
06	.00	2028 Estimate	.00
07	.00	2029 Estimate	.00
08	.00	2030 Estimate	.00
09	.00	2031 Estimate	.00
10	.00		
11	.00	2027 Memo Bal	.00
12	.00	2027 Encumbrance	.00
13	.00	2027 Requisition	.00
Tot:	8,679,960.00		

----- ACCOUNT NOTES -----

*** END OF REPORT - Generated by Marc Strange ***



To: Finance Committee Members
From: Marc Strange, Town Administrator 
Date: June 16, 2026
Re: FY26 YE Budget Transfer – Town Counsel Services

Dear Committee Members

We are requesting a \$7,500 transfer from the School Health Insurance account into Town Counsel Services. The total balance for Town Counsel line items is currently \$9,429.63 and we are expecting to receive another \$13,500 in invoices from general town counsel services, plus an unknown amount for labor relations work. We do not anticipate the labor relations invoices to be more than \$2,500; so, we are requesting a \$7,500 transfer to cover the anticipated shortfall. Please let us know if you have other questions.

Sincerely

Marc

EXTERNAL:Request to Be Added to Select Board Agenda – Noise Concerns Related to Vanished Valley

From Steven Ortiz <steven.ortiz.ma@gmail.com>

Date Tue 6/2/2026 8:13 PM

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

You don't often get email from steven.ortiz.ma@gmail.com. [Learn why this is important](#)

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 Chair and Town Administrator,

I am requesting to be added to the agenda for the next Select Board meeting on Tuesday, June 23rd, to address ongoing loud noise disturbances associated with live entertainment at Vanished Valley.

I would appreciate the opportunity to present the specific issues that have been affecting my peace and tranquility. I would also like to understand the basis on which the Board approved this entertainment permit within a residential community.

My contact information is as follows: **Name:** Steven Ortiz **Address:** 105 Higher Brook Drive **Phone:** 860-480-0123 **Email:** steven.ortiz.ma@gmail.com

Thank you for your attention to this matter.

Sincerely, Steven Ortiz

Outdoor Entertainment License Policy Review

Town of Ludlow - Select Board Discussion Draft
Prepared for agenda 6/16/26 placement and Board discussion.

Purpose

This discussion draft supports a Select Board review of annual entertainment license documentation when outdoor entertainment is requested or approved. The goal is clearer application language, clearer certificate language, and standard written conditions for outdoor entertainment license holders.

The review is intended to give applicants, license holders, enforcement personnel, residents, and the Board a common understanding of the entertainment activity being approved and the operating conditions attached to that approval.

Recommended Agenda Item

Requested action	Discussion and possible referral to the Town Administrator and Town Counsel to prepare standard conditions for annual entertainment licenses involving outdoor entertainment.
Review focus	Application language, license certificate language, outdoor entertainment categories, standard written conditions, and license review procedures.
Primary outcome	A clearer annual licensing process for businesses seeking outdoor entertainment approval.

Current License Documentation for Review

The Town issues annual entertainment licenses. The current application and certificate format identify categories such as live entertainment, recorded or live music, radio, television, and operating hours.

Outdoor entertainment would benefit from a separate written framework covering the location of performers, speaker orientation, use of amplification, approved days and hours, responsible on-site management, and license review procedures after documented noncompliance.

Clear written conditions help the Board document the approval, help license holders understand their obligations, and help enforcement personnel respond consistently when questions arise during an event.

Recommended Policy Direction

* Adopt standard written conditions for annual entertainment licenses that include outdoor entertainment. *

Distinguish indoor entertainment from outdoor entertainment on the application and on the issued license. *

Distinguish amplified outdoor entertainment from non-amplified outdoor entertainment. * Require outdoor entertainment applicants to identify the proposed performance area, general speaker direction, proposed days and hours, and responsible on-site manager.

* Require the issued license or an attached condition sheet to identify whether outdoor entertainment is approved. *

State that the licensee is responsible for employees, contractors, performers, DJs, bands, vendors, and agents operating under the license.

* Incorporate compliance with applicable federal, state, and local requirements, including the existing Town noise bylaw.

* Create a license review process for documented noncompliance, including warning, hearing, modification of conditions, temporary restriction, suspension, non-renewal, or revocation where legally justified.

Clarifications to Add to the Application

Entertainment location	Indoor, outdoor, or both.
Entertainment type	Live band, DJ, recorded music, karaoke, dancing, radio, television, other.
Amplification	Amplified or non-amplified.
Outdoor setup	Performance area, general speaker orientation, and any alternate weather setup.
Hours	Requested days and hours for indoor entertainment and outdoor entertainment separately.
Responsible person	Name or title of the manager or designee responsible during outdoor entertainment.

Draft Standard Conditions for Outdoor Entertainment Licenses

The following language is offered as a discussion draft for review by the Town Administrator, Town Counsel, and the Select Board before adoption or use.

1. Specific Outdoor Approval

Outdoor entertainment, including outdoor amplified entertainment, is authorized when requested by the applicant and approved by the Select Board as part of the annual entertainment license.

2. Separate Identification of Indoor and Outdoor Entertainment

The application and issued license should identify indoor entertainment and outdoor entertainment separately.

3. Application Details

An applicant seeking outdoor entertainment shall provide the proposed location of performers, general speaker orientation, proposed days and hours, type of entertainment, whether amplification will be used, and the name or title of the responsible on-site manager.

4. Licensee Responsibility

The licensee is responsible for ensuring that employees, performers, DJs, bands, contractors, vendors, and agents comply with all license conditions and applicable laws and bylaws.

5. Compliance with Existing Requirements

All entertainment shall comply with applicable federal, state, and local requirements, including the Town noise bylaw.

6. Responsible On-Site Manager

A responsible manager or designee shall be on site during outdoor entertainment and shall have authority to adjust, reduce, relocate, or stop entertainment as needed to comply with license conditions and lawful instructions from enforcement personnel.

7. Material Changes Require Approval

The performance location, speaker orientation, approved hours, and material operating conditions approved by the Board require Board approval for substantial changes. Temporary weather or safety adjustments should maintain compliance with approved license conditions and applicable bylaws.

8. Corrective Action

When an authorized enforcement official determines that entertainment is being conducted outside approved license conditions or applicable bylaw requirements, the licensee or responsible manager shall take prompt corrective action. Corrective action may include reducing volume, reorienting equipment, relocating performers, or ending outdoor entertainment for that event.

9. Documentation and Referral

Documented noncompliance may be referred to the Select Board for review. Documentation may include official observation, violation of license conditions, violation of an applicable bylaw, refusal to take corrective action, or other reliable official record.

10. Board Review and Remedies

After notice and hearing where required, the Select Board may modify license conditions, restrict outdoor entertainment, suspend outdoor entertainment privileges, suspend the license, decline renewal, or revoke the license where legally justified.

Implementation Options

- * Update the application form to require applicants to mark indoor, outdoor, amplified, and non-amplified entertainment separately.
 - * Attach a standard condition sheet to entertainment licenses that include outdoor entertainment. *
- Add a line on the issued license identifying whether outdoor entertainment is approved. * Use a simple addendum for site-specific conditions when needed.
- * Request Town Counsel review of proposed condition language, hearing procedures, and available remedies before implementation.

Suggested Outreach to Current Outdoor Entertainment License Holders

The Board may wish to notify current license holders that it is reviewing standard outdoor entertainment license conditions on a town-wide basis. The communication should explain that the review is prospective, policy-based, and intended to improve clarity for businesses, residents, enforcement personnel, and the Board.

Document Focus

This discussion draft is a general policy-review document for outdoor entertainment licensing. It focuses on license applications, license certificates, standard conditions, and Select Board review procedures.

Sec. IV-36. Unreasonable noise.

- (a) *Exterior noise standards.* It shall be unlawful for any person at any location with the town to create any loud noise, or to allow the creation of a loud noise, on property owned, leased, occupied or otherwise controlled by such person.
- (b) *Construction noise standards.*
 - (1) Noise associated with construction is permitted between 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays.
 - (2) Between the hours of 8:00 p.m. and 7:00 a.m., noise associated with construction shall be limited by the provisions set forth in subsection (a) of this section.
 - (3) Construction activities are generally prohibited on Sundays.
- (c) *Maintenance noise standards.*
 - (1) Noise associated with maintenance is permitted between 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays.
 - (2) Between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and Saturdays, noise associated with maintenance shall be limited by the provisions set forth in paragraph (1) of this section.
 - (3) Maintenance activities are generally prohibited on Sundays.
- (d) *Definitions.* For the purposes of this section, these relevant terms are defined as follows:
 - (1) *Exterior.* Any location sited outside of any structure with weight-bearing walls and intended to provide shelter and protection from inclement weather or similar hazards.
 - (2) *Construction.* The process involved with erecting buildings, structures, infrastructure, industrial facilities, and associated activities, including demolition, dismantling, or decommissioning of the same.
 - (3) *Maintenance.* The process involved in maintaining or preserving a building, structure, infrastructure, industrial facilities, personal property, and associated activities.
- (e) *Exceptions, enforcement and penalties.* Notwithstanding the provisions of this section, loud noises resulting from the following situations are excepted from enforcement:
 - (1) Town-approved events.
 - (2) Transportation infrastructure.
 - (3) Public utility work.
 - (4) Operations at Westover Air Base.
 - (5) Any other use or activity explicitly permitted by the select board.

The town police department is responsible for enforcing this bylaw to the extent necessary. Furthermore, the police department may exercise reasonable discretion in enforcing this section in instances of, for example, emergencies or other special situations. This bylaw shall not prevent the police department from

relying on M.G.L. chapter 272, section 53; M.G.L. chapter 90, section 16, or any other applicable state law or regulation to enforce unreasonable noise violations. However, any violations of this section of the town bylaws shall be punishable by a fine of no more than \$300.00 per violation.

(10-6-2025 STM, Art. 8)

INFORMATION

Ludlow Health Department Presents:

2026 COMMUNITY HEALTH FAIR

**FREE TO
THE
PUBLIC!**

**HEALTH RESOURCES LOCAL
TO LUDLOW, ALL IN ONE
PLACE!**

**AUGUST 21ST
FROM 2:00PM TO 6:00PM**

**MEMORIAL PARK
11 EAST ST,
LUDLOW, MA 01056**

- CPR/1ST AID DEMONSTRATIONS
- HANDS ON ACTIVITIES
- RAFFLES
- FREE RESOURCES!
- EMERGENCY PREPAREDNESS & MORE!



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: June 12, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Peter Merwin for Beacon Bank

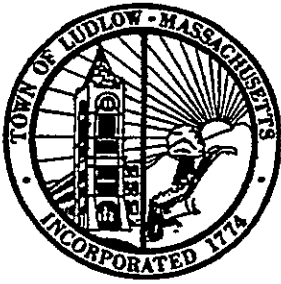
NAME/TYPE OF NEW BUSINESS: Beacon Bank
(bank)

NAME OF OWNER OF BUILDING: Beacon Bank

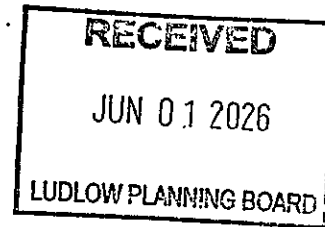
ADDRESS OF BUSINESS: 431 Center Street

APPROVAL DATE: June 11, 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: 4/120/2026

Location of Property: (address) 431 Center Street, Assessors' Map 12C, Parcel 82A
Zoning of Property: Parcel 12C/3550/82A/0 CAMA ED 1324

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): Beacon Bank

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.

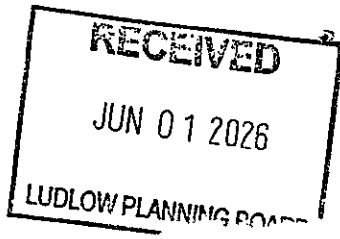
Contact Information:

Applicant:

Name: Peter Merwin For Beacon Bank
Address: 60 West St Pittsfield, MA 01201
Phone: (413) 251-7034
Fax: _____
E-Mail: Pmerwin@berkshirebank.com
Signature: [Signature]

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

From bank to bank



Contact Person (if different):

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

Property Owner (if different):

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

Building Owner (if different):

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

Detailed Description of Proposal: Change of occupancy, Berkshire Bank merged with Brookline Bank and changed the name to Beacon Bank. No other change.

**All applications require a completed certificate of ownership / authority.
Publication cost for any public hearings required is the responsibility of the applicant.**

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

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

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

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

For Office Use Only:

Building Commissioner Approval:
[Signature]

Fee Amount Received: 100 Fee Doubled: NO
Supporting Documents? YES NO
Verified By: SU
Date Received: 6/1/20

CE 208101

58

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

RECEIVED

JUN 15 2026

SELECT BOARD
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE

2026 JUN 12 A 9: 55

TOWN OF LUDLOW

DATE: June 12, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Camron Moreau
34 Grant Avenue, Ludlow, MA

Following a duly advertised public hearing held on **June 11, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **June 11, 2026**, with the following members present: *Raymond Phoenix, William Ellison, Christopher Coelho, Kathleen Houle, Joel Silva*, voted 5-0 to GRANT a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – HVAC 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
William Ellison
Christopher Coelho
Kathleen Houle
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: **June 12, 2026**


 Susan Urban, Administrative Assistant

SB.

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

RECEIVED

JUN 15 2026

SELECT BOARD
LUDLOW, MA 01056

RECEIVED
TOWN CLERK'S OFFICE

2026 JUN 12 A 9: 54

TOWN OF LUDLOW

**NOTICE OF DECISION
SPECIAL PERMIT**

DATE: June 12, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Richard J. Yelinek
50 Stivens Terrace, Ludlow, MA

Following a duly advertised public hearing held on **June 11, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **June 11, 2026**, with the following members present: *Raymond Phoenix, William Ellison, Christopher Coelho, Kathleen Houle, Joel Silva*, voted **5-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – limousine 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
William Ellison
Christopher Coelho
Kathleen Houle
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: **June 12, 2026**


Susan Urban, Administrative Assistant

RECEIVED

JUN 16 2026

SELECT BOARD
LUDLOW, MA 01056

RECEIVED
TOWN CLERK'S OFFICE

2026 JUN 15 P 3: 08

TOWN OF LUDLOW

LUDLOW PLANNING BOARD

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

LEGAL NOTICE – SITE SKETCH

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 9, 2026, at 7:00 p.m.** on the application of Miguel Goncalves for the property located at **23 Oregon Avenue, Ludlow, MA (Assessors' Map 4, Parcel 6)** for the purpose of: **proposed towing company.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, July 23, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **06/24/26 & 07/01/26** 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

RECEIVED

JUN 16 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 JUN 15 A 11: 33

TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 9, 2026, at 7:15 p.m.** on the application of Durmus Alper Koc of **65 Waters Edge Drive**, Ludlow, MA (Assessors' Map 12C, Parcel 55A) for: **home office for Uber Lyft business.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, July 23, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **06/24/26 & 07/01/26** 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

RECEIVED

JUN 17 2026

SELECT BOARD
LUDLOW, MA 01056

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TOWN CLERK'S OFFICE

2026 JUN 17 A 10: 23

TOWN OF LUDLOW

LUDLOW CONSERVATION COMMISSION

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

LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, on **Wednesday, July 1, 2026, at 6:30 p.m.** on the **Notice of Intent** application of Town of Ludlow Pond Management Committee, for the property located at **Minechoag Pond (Assessors' Map 27A, various Parcels)**. The subject of the hearing is: treatment of pond with herbicides to reduce nuisance aquatic vegetation.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, August 5, 2026.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, June 24, 2026.**

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

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JUN 17 2026

SELECT BOARD
LUDLOW, MA 01056

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

RECEIVED
TOWN CLERK'S OFFICE

2026 JUN 16 P 3:41

TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 9, 2026, at 7:20 p.m.** on the application of Kodir Sungur of **521 Center Street, Apt. 14**, Ludlow, MA (Assessors' Map 16A, Parcel 47) for: **home office for transportation services.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, July 23, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **06/24/26 & 07/01/26** 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
(413) 583-5600 Ext. 7**

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JUN 17 2026

SELECT BOARD
LUDLOW, MA 01056

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TOWN CLERK'S OFFICE

2026 JUN 16 P 1:59

TOWN OF LUDLOW

LEGAL NOTICE – SITE SKETCH

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, July 9, 2026, at 7:30 p.m.** on the application of Ludlow Renewables, LLC for the property located at **0 East Street, Ludlow, MA (Assessors' Map 27, Parcels 26-31)** for the purpose of: **modification to original site plan.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, July 23, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **06/24/26 & 07/01/26** 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
(413) 583-5600 Ext. 7**

**RECEIVED
TOWN CLERK'S OFFICE**

2026 JUN 18 P 1:52

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 9, 2026, at 7:40 p.m.** on the application of Rachel Burgess-Rivera of **23 May Road**, Ludlow, MA (Assessors' Map 27, Parcel 51) for: **home bakery**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, July 23, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **06/24/26 & 07/01/26** 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

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2026 JUN 18 P 3: 18

TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, for **Wednesday, July 1, 2026, at 6:50 p.m.** for the Request for Determination of Applicability application of Nick Goggin, for the property located at 125 Watson Lane. The subject of the meeting is: install inground pool.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, August 5, 2026.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, June 24, 2026.**

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

LUDLOW CONSERVATION COMMISSION

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

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2026 JUN 18 P 1:52
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, July 1, 2026, at 6:40 p.m.** on the **Notice of Intent** application of Jacob Hannoush, PAH Properties, LLC, for the property located at **0 & 329 Holyoke Street (Assessors' Map 11A, Parcels 46 & 47), and 0 Athol Street (Assessors' Map 11A, Parcels 45,44,43,43A & Map 11B, Parcel 2)**. The subject of the hearing is: construction of a single-family home with associated site improvements.

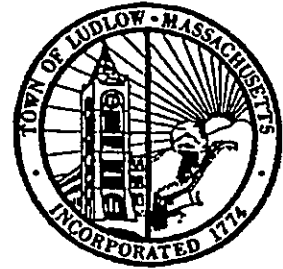
If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, August 5, 2026.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, June 24, 2026.**

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

Town of Ludlow
Office of the Planning Board



June 26, 2026

Michael Sotiropoulos
648 Chapin Street
Ludlow, MA 01056


RE: Site Plan – 648 Chapin Street

Dear Mr. Sotiropoulos:

Please be advised that at their meeting of June 25, 2026, the Planning Board voted 3-0 to approve the Site Plan for 648 Chapin Street (Accessory Dwelling Unit). Additionally, at its meeting on June 11, 2026, the Board approved the waiver requests for Section 7.1.5 Required Site Plan Contents: o. Additional Requirements: 3. Signage design with dimensions and locations; and 5. Traffic Study.

If you have any questions, please contact this office.

Sincerely,


Susan Urban
Office Assistant

cc: Town Clerk
Assessor
Building
Conservation
Fire
DPW
BOH
Safety
Select Board

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