Town of Ludlow, Massachusetts

Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
September 1, 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 – Nuisance Dog – 129 Lockland Avenue.

6:00 P.M. – David Eisenthal, UniBank – Bond Authorization.

CORRESPONDENCE

26-122 Notice of Intent to Withdraw Parcel A from 61B – 170-172 Munsing Street.

26-123 Spectrum – Notice of Upcoming Changes.

26-124 Betty Socha – Letter of Resignation as an Election Officer.

26-125 Eversource – Noise Complaints from Ludlow LNG Facility and Update.

26-126 National Grid – Project Information Update.

RECEIVED
TOWN CLERK'S OFFICE
2026 AUG 27 P 3:02
TOWN OF LUDLOW

Town of Ludlow, Massachusetts

Office of the Select Board

26-127 Robin Wdowiak – Request to be appointed to the Community Preservation Act Committee.

26-128 Michael Hogan – Request to be appointed to the Community Preservation Act Committee.

26-129 Pamela Hayes – Request to be appointed to the First Meeting House Committee.

26-130 Karen Pilon – Request to be appointed to the First Meeting House Committee.

26-131 Ludlow Cultural Council – Reserving the Mack Donnelly Gazebo for the 2027 Summer Concert Series for the following dates: June 27, July 11, July 18, July 25, August 1, August 8, August 15, August 22 and August 29, 2027.

UNFINISHED BUSINESS

Board to discuss Entertainment License and possible amendments (tabled from August 18, 2026).

Board to discuss and possibly adopt a Fuel-Efficient Vehicle policy (tabled from August 18, 2026).

Board to discuss diesel fuel pricing and procurement (tabled from August 18, 2026).

NEW BUSINESS

Board to approve and sign minutes from meeting of August 11, 2026.

Board to approve and sign minutes from meeting of August 18, 2026.

Board to sign the Union agreement between the Town of Ludlow and Mass Laborers' District Council Local 272 O/BO Ludlow Clerical Employees.

Board to sign Wine & Malt License for Ludlow Coffee Co., approved by the ABCC.

Town of Ludlow, Massachusetts

Office of the Select Board

Board to sign All Alcohol License for Blue Water Sushi, Inc., approved by the ABCC.

Board to approve and sign (1) one-day permit request for Cottage Melts for Sip & Shop event on Sunday, September 13, 2026, from 10:00 a.m. – 4:00 p.m.

Board to approve and sign (1) one-day permit request for the Ludlow Senior Center/Council on Aging for Oktoberfest event on Tuesday, September 29, 2026, from 4:00 p.m. – 6:00 p.m. and to waive the fee.

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 15, 2026.

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 19, 2026.

Board to discuss reactivating the Long-Range Planning Committee.

Board to authorize $2,860 from Building Infrastructure Funds for Town Hall renovations.

Board to consider adopting a policy related to appropriating expenditures from the Building Infrastructure Fund.

Board to review the draft Special Town Meeting warrant.

Board to discuss long-term investment planning strategy.

TOWN ADMINISTRATOR'S REPORT

BOARD UPDATES /MISC

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

Town of Ludlow, Massachusetts

Office of the Select Board

Event Calendar:

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

Festa – Labor Day Weekend – September 3 – 7.

Ludlow Firefighters Association Local 1840 – Annual Boot Day – Friday, September 4th, 2026, 1:00 p.m. – 6:00 p.m. in front of the Fire Station at Chapin & Center Streets.

Ludlow Fire Department Ladies Auxiliary – Designer Handbag Bingo – Friday, September 18th, 2026 – 6:30 p.m. – Polish American Club, 355 East Street.

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.

NOTICE OF INTENT TO WITHDRAW PARCEL A FROM 61B

Office of the Board Of Selectmen
Town Hall, 3rd Floor
488 Chapin Street
Ludlow, MA 01056

Re: Parcel A, Munsing Street, containing 2,221 Sq. ft. as shown on Plan dated February 27, 2026 and recorded in The Hampden County Registry of Deeds in Book of Plans 405, Page 76, currently owned by the Revocable Indenture of Trust of Laurence L. Chenier

Dear Sir/Madam:

Please consider this letter as my Notice of Intent to remove this small parcel known as Parcel A of the above referenced property from Chapter 61B. This is being done to conform with the new plan recently recorded providing proper access to the property known as 170-172 Munsing Street, Ludlow, MA owned by The Bertilia Goncalves 1990 Irrevocable Trust by reconfiguring the entry point.

I am seeking a partial release of just Parcel A as depicted on the plan. The remainder of the land, 40.3 Acres, is to remain in 61B.

Please confirm if the Town of Ludlow wishes to exercise it's Right of First Refusal. If not, please provide me with a partial release for Parcel A.

Thank you for your cooperation in this matter.

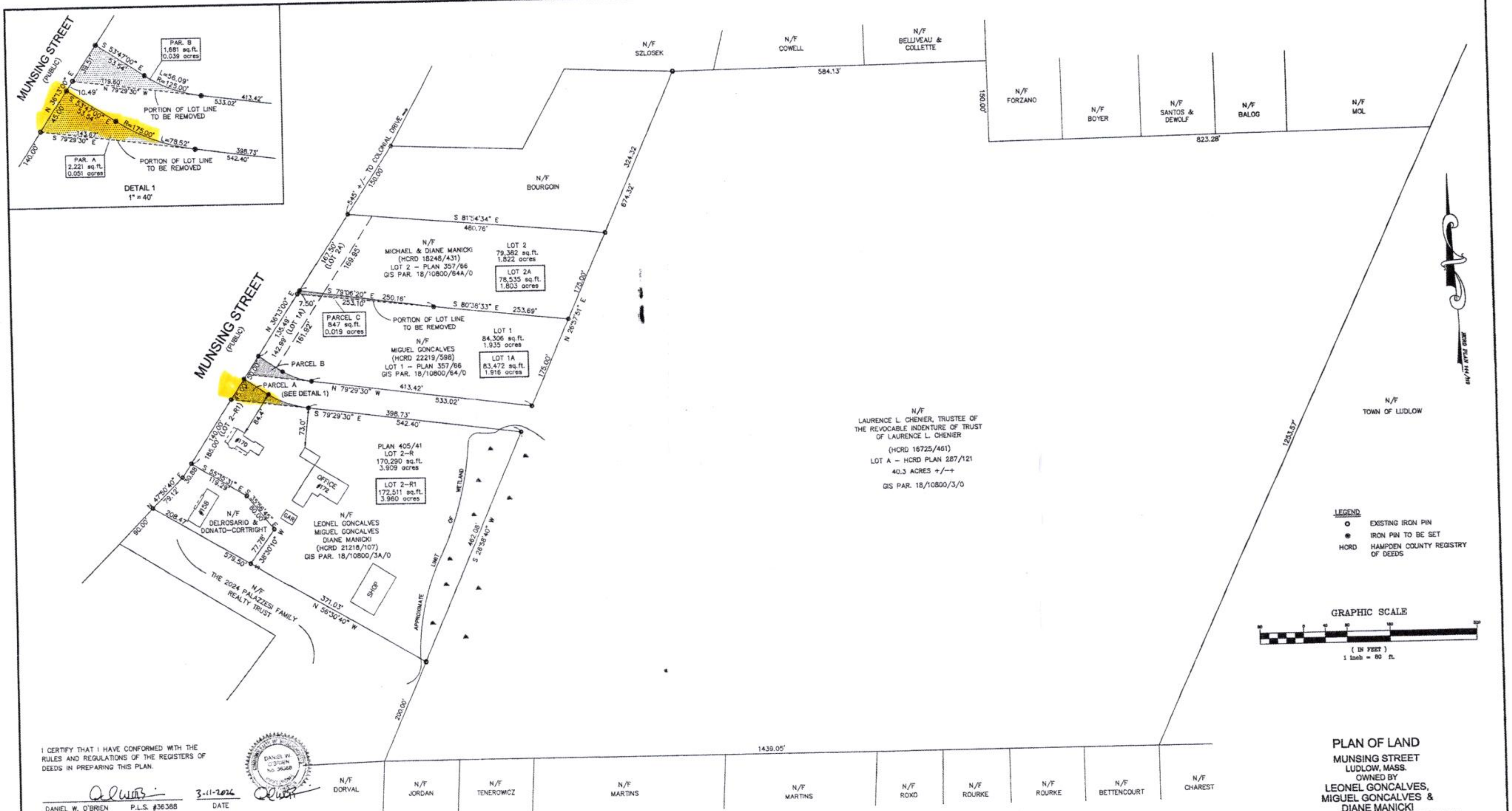
Lillian A. Chenier
Lillian A. Chenier

August 6, 2024
Date

Enclosures: Plan and Deed

CC: Planning Board, Conservation Commission, Board of Assessors.

Please note that Lillian A. Chenier is the Current Trustee of the Revocable Indenture of Trust of Laurence L. Chenier. Mailing address is 405 Munsing Street, Ludlow, MA



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

DANIEL W. O'BRIEN P.L.S. #36388 — 3-11-2026 DATE

REGISTRY USE ONLY

Hampden County Registry of Deeds
Rec'd 4/10 2026 at 10 h 26 m A m
Recorded in Book of Plans 405 Page 76
Attest: Cheryl A. Coakley-Rivera, Esq. Register

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
TOWN OF LUDLOW
PLANNING BOARD

3/24/26
DATE

PB-2031

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEFINE SEVERAL PARCELS OF LAND TO BE EXCHANGED TO FACILITATE ACCESS TO THE PREMISES KNOWN AS #170-172 MUNSING STREET.

   PARCEL A, A PORTION OF LAND OWNED BY LAURENCE L. CHENIER IS TO BE CONVEYED TO LEONEL GONCALVES ET AL AND MADE AN INTEGRAL PART OF THEIR ADJOINING LAND ADDRESSED AT #170-172 MUNSING STREET.

   PARCEL B, A PORTION OF LAND OWNED BY MIGUEL GONCALVES, IS TO BE CONVEYED TO LAURENCE L. CHENIER AND MADE AN INTEGRAL PART OF HIS ADJOINING LAND.

   PARCEL C, A PORTION OF LAND OWNED BY MICHAEL & DIANE MANICKI, IS TO BE CONVEYED TO MIGUEL GONCALVES AND MADE AN INTEGRAL PART OF HIS ADJOINING LAND.

   THE REVISED PARCELS OF LAND OWNED BY MANICKI & MIGUEL GONCALVES EACH MEET OR EXCEED THE DIMENSIONAL REQUIREMENTS FOR A BUILDING LOT IN THE AGRICULTURAL ZONE.

2. THE LOCUS PARCELS LIE IN THE AGRICULTURAL ZONING DISTRICT.
3. THE DEPICTION OF THE LAND OF CHENIER IS PER THE CITED PLAN AND HAS NOT BEEN RESURVEYED FOR THIS PROJECT.

PLAN OF LAND

MUNSING STREET
LUDLOW, MASS.
OWNED BY
LEONEL GONCALVES,
MIGUEL GONCALVES &
DIANE MANICKI
TRUSTEES OF THE BERTILIA GONCALVES 1990 IRREVOCABLE TRUST
LAURENCE L. CHENIER
TRUSTEE OF THE REVOCABLE INDENTURE OF TRUST OF LAURENCE L. CHENIER
MICHAEL & DIANE MANICKI
MIGUEL GONCALVES

SCALE: 1" = 80' DATE: FEBRUARY 27, 2026

SMITH ASSOCIATES
SURVEYORS, INC.
468 BALDWIN STREET EAST LONGMEADOW, MA 01028

Bk 16725 Pg461 #45776
06-04-2007 @ 03:50p

0 Munsing Street, 40.330 acres, Ludlow, MA

Affected Premises: 0 Munsing Street
40.330 acres
Ludlow, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **LAURENCE L. CHENIER** and **LILLIAN A. CHENIER**, husband and wife, both of 405 Munsing Street, Ludlow, Hampden County, Massachusetts

in consideration paid of **ONE AND 00/100 DOLLAR ($1.00)**

grant to **LAURENCE L. CHENIER**, of 405 Munsing Street, Ludlow, Hampden County, Massachusetts, **as TRUSTEE OF THE REVOCABLE INDENTURE OF TRUST OF LAURENCE L. CHENIER** dated November 29, 1979 and as amended,

with **QUITCLAIM COVENANTS**

the land located in the Town of Ludlow, County of Hampden, Massachusetts, designated as **LOT A** on a plan entitled "PLAN OF PROPERTY FOR Laurence L. & Lillian A. Chenier, Munsing Street, Ludlow, Ma. dated Aug., 1992 and prepared by Anderson Associates and recorded in the Hampden Registry of Deeds in Plan Book 287, Page 121.

Being a portion of the premises described in deed of Christine S. Chenier, Executor under the Will of Richard G. Chenier to the grantors herein dated February 10, 1979 and recorded in the Hampden Registry of Deeds in Book 4729, Page 353.

WITNESS our hands and seals this 31st day of May, 2007.

Laurence L Chenier
LAURENCE L. CHENIER

Lillian A. Chenier
LILLIAN A. CHENIER

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 31st day of May, 2007, before me, the undersigned notary public, personally appeared **LAURENCE L. CHENIER** and **LILLIAN A. CHENIER**, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the persons whose names are signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and that they signed the document voluntarily for its stated purpose.

BRETT A. KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 23, 2009

Brett C. K

Brett A. Kaufman, Notary Public
My Commission Expires: October 23, 2009

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

Spectrum

Nancy M. Clark
Director of Government Affairs

August 16, 2026

RE: Charter Communications – Upcoming Changes

Dear Municipality,

This letter will serve as notice that, on or after September 16, 2026, Spectrum will implement changes to the names of its Spectrum TV packages as follows:

Existing Name	New Name
Spectrum TV Select	Spectrum Stream TV
Spectrum TV Select Signature	Spectrum Stream TV Signature
Spectrum TV Select Plus	Spectrum Stream TV Pro
Spectrum TV Platinum	Spectrum TV VIP
Spectrum TV Stream Latino	Spectrum TV Latino
Spectrum Mi Plan Latino	Spectrum Stream TV Latino Más
Spectrum Latino View	Spectrum Latino Pack
Entertainment View	Entertainment Pack
Entertainment +	Entertainment Pack +
Spectrum Sports View	Spectrum Sports Pack

Customers will experience no changes to their existing services.

This letter will also serve as notice that on or after September 23, 2026, the following will occur:

- Spectrum Northeast, LLC, New England Cable News ("NECN") will change its affiliation to Spectrum News NECN and will be added to Spectrum Basic service.
- Spectrum Northeast, LLC, Spectrum News Worcester will change its affiliation to Spectrum News NECN-Central and Western MA. Programming will remain the same.
- Spectrum Northeast, LLC, Spectrum News Maine will change its affiliation to Spectrum News NECN - Maine. Programming will remain the same.
- Spectrum Northeast, LLC, ("Spectrum") will drop Spectrum News 1 (MA)-Springfield and at the same time launch Spectrum News NECN-Central & Western MA on channel 1 on the channel lineup serving your community.
- Spectrum Northeast, LLC ("Spectrum") will drop Spectrum News 1 (MA)-Springfield, channel 1510, and at the same time launch Spectrum News NECN-Central & Western MA on channel 1510.
- Spectrum Northeast, LLC ("Spectrum") will drop Spectrum News 1 (MA)-Pittsfield, channel 1509, and at the same time launch Spectrum News NECN-Central & Western MA on channel 1509.

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

Sincerely,

Nancy M. Clark

Nancy M. Clark
Director, Government Affairs
Charter Communications

301 BARBER AVENUE, WORCESTER, MA 01606 O (508) 365-6655 Nancy.Clark@spectrum.com

Outlook

EXTERNAL:MA Spectrum Community Newsletter

From Burnett, Marlee M <Marlee.Burnett@spectrum.com>
Date Wed 8/26/2026 2:01 PM

Spectrum

Dear Community Leader,

I am pleased to share the attached Spectrum Newsletter with you that includes information on Spectrum's Internet Assist program for eligible customers and our updated footprint in Massachusetts.

As always, if there are questions or issues that I can help resolve, please reach out to me at Nancy.Clark@spectrum.com.

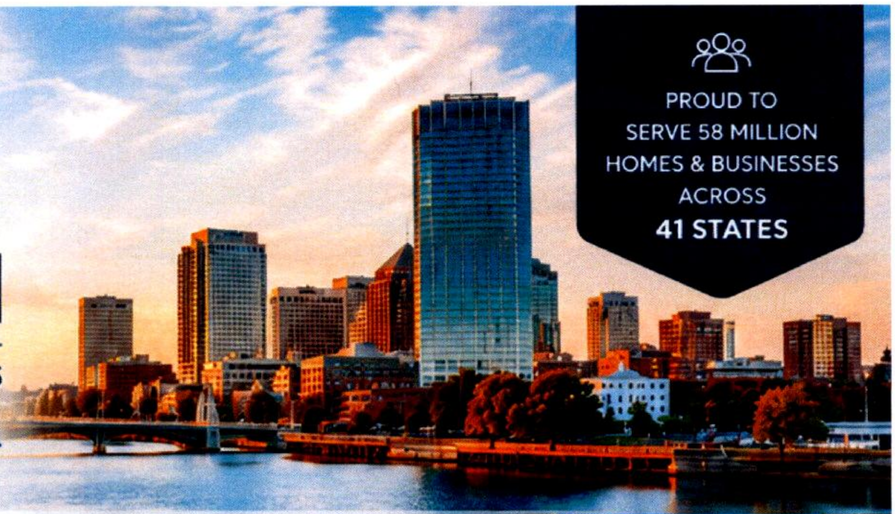
Kind regards,
Nancy Clark

Spectrum

COMMUNITY CONNECTION

A NEWSLETTER FOR MUNICIPAL LEADERS

Connecting Communities. Expanding Opportunity. Investing Locally.



PROUD TO SERVE 58 MILLION HOMES & BUSINESSES ACROSS **41 STATES**

INVESTING IN THE COMMUNITIES WE SERVE

Charter Communications, through the Spectrum brand, is committed to building a better connected future. From 2021–2025, we invested more than $51 billion in U.S. infrastructure and technology—laying the foundation for stronger, more resilient communities.

OUR NATIONAL IMPACT AT A GLANCE

$51+ BILLION
Invested in U.S. infrastructure and technology, 2021–2025

1+ MILLION
Miles of network infrastructure

31 MILLION
Customer relationships

~90,000
Employees

~12 MILLION
Mobile lines

$20+/HR
Starting wages of at least $20/hour

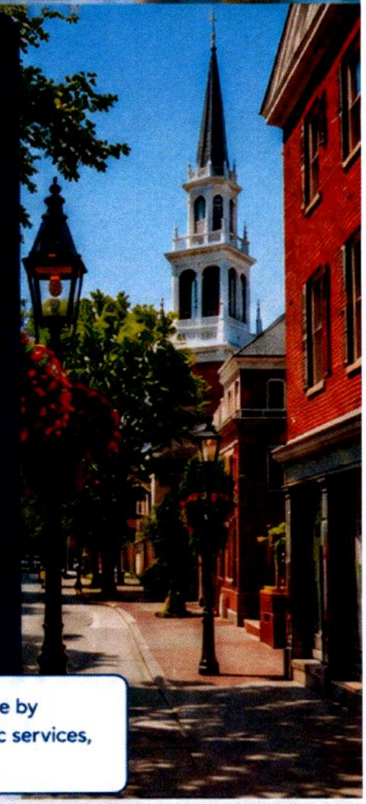
MAKING A DIFFERENCE *Locally*

81 COMMUNITIES
Charter serves 81 communities across Massachusetts

5,000 MORE HOMES & BUSINESSES
Reached in Massachusetts in 2025

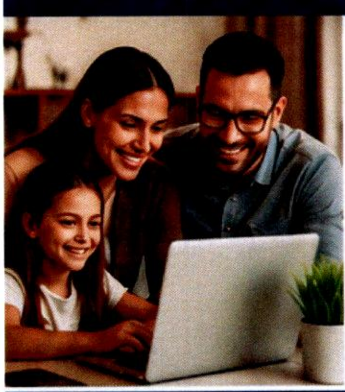
$23 MILLION
In taxes and fees contributed in Massachusetts in 2025

$65 MILLION
In capital investment in Massachusetts in 2025



These investments help communities thrive by supporting economic development, public services, education, telehealth and so much more.

EXPANDING ACCESS TO AFFORDABLE INTERNET



Spectrum Internet Assist provides qualifying households with high-speed internet service for only **$15 per month**.

$15/mo
High-speed internet for qualifying households

To check eligibility and apply, visit **Spectrum.com/IA5Discount** or call **1-877-959-1748**.

SPECTRUM INTERNET ASSIST INCLUDES:

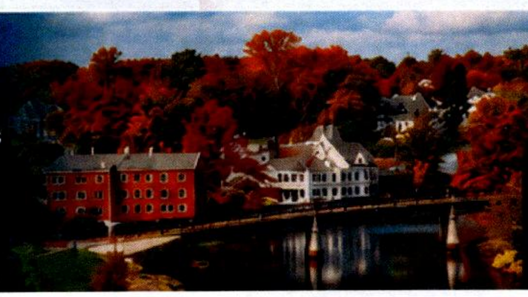
- **50 Mbps** Internet speed
- **NO** data caps
- **FREE** Internet modem
- **FREE** Security Suite
- **Parental** Controls
- **No** contracts

PLUS: Add fast in-home Advanced WiFi for $10 more a month

A Partner in Your Community

Spectrum is proud to partner with municipal leaders to build stronger, more connected communities. Together, we can ensure every resident has access to the connectivity they need to succeed.

Thank you for all you do for your communities.



Spectrum

Let's build a stronger, more connected future—together.

Betty K. Socha
308 Miller Street, Unit 62
Ludlow, MA 01056

August 25, 2026

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

Dear Chairman Rosenblum and Select Board Members:

Please accept this letter as my formal resignation as an Election Officer for the Town of Ludlow, effective August 25, 2026.

It has been my privilege to serve the Town of Ludlow in this capacity for the past 20 years. I am grateful for the opportunity to have contributed to the town's election process and to have worked alongside the Town Clerk and fellow election officials over the years.

Thank you for the trust and confidence you placed in me and for the opportunity to serve the community for so many years.

Sincerely,

Betty K Socha

Betty K. Socha

cc: Town Clerk

EVERSOURCE
ENERGY

August 13, 2026

State Senator Jake Oliveira
Hampden, Hampshire & Worcester District
Massachusetts State House- Room 416-B
Boston, MA 02133

State Representative Angelo J. Puppolo
12th Hampden District
Massachusetts State House- Room 122
Boston, MA 02133

Dear Senator Oliveira and Representative Puppolo,

Thank you for your letter to Joe Nolan, Eversource's Chairman, President, and CEO regarding your constituents in the Town of Wilbraham. As President of Eversource Gas Distribution, Joe has asked me to respond regarding the liquefied natural gas facility in Ludlow.

We understand and take seriously the concerns residents have expressed and appreciate the opportunity to provide an update on the work underway.

Over the last several months, we've been working closely with the Massachusetts Department of Environmental Protection and an independent consultant to investigate the reported noise and have been providing regular updates to the state. That work has included multiple rounds of noise monitoring at locations in and around the facility, reviewing the timing of resident complaints in relation to facility operations and ongoing coordination with MassDEP as new information becomes available. At this time, the source of the reported noise has not been definitively identified, and testing to date has not established that it is coming from the Ludlow LNG facility. There are no safety concerns associated with the facility, and we are continuing to actively investigate the issue. We've also asked our consultant to conduct additional monitoring to help identify other potential sources of the noise.

At the same time, we're proactively taking steps to reduce potential sources of noise at the facility, even though they have not been definitively identified as the cause of the complaints. We've completed the first phase of acoustic insulation work and are now finishing additional insulation on equipment identified as a potential source of noise on the property. Our independent consultant previously conducted off-site noise monitoring and will conduct another round next week to evaluate conditions following completion of the insulation work.

An important next step in the investigation will come at the end of this month when the facility is scheduled to be offline. Because the Ludlow LNG facility plays a critical role in maintaining reliable natural gas service for our customers, opportunities to take it completely offline are limited and occur only during specific operational windows. Our consultant will conduct another round of monitoring during the shutdown, allowing us to compare sound levels before and after the insulation work and while the facility is offline. This additional data may help us better determine the source of the reported noise.

We will continue working closely with MassDEP and keeping your offices, local officials and the community updated as this work moves forward. We also welcome the opportunity to work directly with affected residents to better understand what they are experiencing and would be happy to continue the conversation with you and local officials as the investigation progresses.

We appreciate your continued engagement on behalf of your constituents and remain committed to doing everything we can to identify the source of the reported noise and work toward a resolution should it involve our facility.

As always, if you have questions or concerns, feel free to contact Ryan Earle, Government Affairs, at ryan.earle@eversource.com.

Sincerely,

Kevin Kelley
President, Gas Distribution
Eversource Energy

Amy Kurtz

From:	Marc Strange
Sent:	Thursday, August 20, 2026 3:45 PM
To:	mannysilva@charter.net; James Gennette; pgapro05@gmail.com; Anthony Alves; Tony Sanches
Cc:	Amy Kurtz
Subject:	Fw: EXTERNAL:RE: Eversource Response to Letter re: Ludlow LNG

FYI

From: Gulluni, Leslie <leslie.gulluni@eversource.com>
Sent: Thursday, August 20, 2026 3:02 PM
To: Marc Strange <mstrange@Ludlow.ma.us>
Cc: M Brennan <Mbrennan@ludlowpolice.com>; LFDC1 <LFDC1@Ludlow.ma.us>; Fire <fire@ludlow.ma.us>
Subject: EXTERNAL:RE: Eversource Response to Letter re: Ludlow LNG

Good afternoon, Marc,

Below is another update regarding the status of Ludlow LNG.

Eversource continues to work closely with MassDEP, and we recently met on site to view the noise mitigation that has been installed and discuss next steps in the ongoing investigation. As we've previously shared, the source of the reported noise has not been definitively identified, and the investigation remains ongoing.

In addition to our coordination with MassDEP, Eversource continues to conduct noise monitoring in the surrounding area, including near Poplar Drive and Sunset Rock Road. We have agreed to conduct 24-hour continuous noise monitoring next Wednesday and Thursday at two nearby residences. MassDEP has secured permission from the owners to set up monitoring equipment on their property.

We also plan to conduct additional off-site monitoring at the end of the month when the facility undergoes a planned shutdown. Comparing sound levels while the facility is operating with those measured while it is offline will provide another important data point as we continue working to determine the source of the reported noise.

We will be in touch next week to provide an update as additional monitoring is completed and the results are evaluated.

Please let us know if there are any questions.

Thank you,

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

From: Gulluni, Leslie
Sent: Thursday, August 13, 2026 1:53 PM
To: Marc Strange <mstrange@ludlow.ma.us>
Cc: Micheal Brennan <mbrennan@ludlowpolice.com>; LFDC1@Ludlow.ma.us; fire@ludlow.ma.us
Subject: Eversource Response to Letter re: Ludlow LNG

Good afternoon, Marc,

Please find attached the response letter from Kevin Kelley, President of Eversource Gas Distribution, which was sent to Senator Oliveira and Representative Puppolo.

Please feel free to share any details you may have regarding resident questions and concerns, I am available as a resource should you have any questions.

Thank you,

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

nationalgrid

Project Information Update

Line 301 Asset Condition Refurbishment (ACR) Project

August 2026

Ludlow, Palmer, Brimfield, Warren, Brookfield, Sturbridge, and Charlton, Massachusetts.

Dear Neighbor,

New England Power (d.b.a. National Grid) is providing an update on the Line 301 Asset Condition Refurbishment (ACR) Proje The project will improve the reliability of the electric transmission system by replacing aging wooden transmission structures w steel structures and installing fiber optic cable within the existing transmission right-of-way (ROW)

Upcoming Construction Activities (schedule subject to change)

Construction activities, including pre-construction vegetation management efforts, are anticipated to begin on or around Octob 12, 2026.

As work begins, residents and property owners may notice increased activity within and around the transmission right-of-way, including:

- Vegetation management and forestry operations
- Surveying and site preparation activities
- Access road improvements
- Contractor vehicles and construction equipment
- Material deliveries and staging activities
- Transmission structure replacement work
- Overhead wire installations
- Temporary increases in construciton related traffic, equipment activity, and noise near the transmission ROW

Construction activities will occur in phases along the project corridor. National Grid will continue working to keep residents, property owners, municipal officials, and other stakeholders informed as work progresses.

Current project schedules anticipate pre-construction vegetation management and forestry activities beginning on or around **October 12, 2026**. Construction will advance in phases throughout the project corridor through 2028, with transmission structu replacement and associated upgrades occurring in designated work areas over the course of the project. Construction activitie are currently anticipated to be complete by **December 2028**. Schedule adjustments may occur as planning and construction activities progress

Stay informed

New England Power is committed to keeping residents, businesses, local officials, and community groups informed and engaged in the project. If you have any questions or would like additional information, please visit our project website: https://newenglandprojects.nationalgrid.com/massachusetts/301-acr/ or please call our toll-free project hotline at **(888) 367-5301**, or email our Project Engagement team, Joe Carroll and Project Engagement consultant, Todd Petrishki, at **todd.petrishki@wsp.com**

Sincerely, Line 301 ACR Project Engagement Team

Amy Kurtz

From: Josh Carpenter
Sent: Thursday, August 20, 2026 12:41 PM
To: Robin Wdowiak; Amy Kurtz
Subject: Re: EXTERNAL:Community preservation

Robin,
Thank you for your interest.
I have sent this to the selectboard as they are appointing the positions.

Get Outlook for iOS

From: Robin Wdowiak <robinwdowiak@gmail.com>
Sent: Thursday, 20 August 2026 09:05:00
To: Josh Carpenter <JCarpenter@ludlow.ma.us>
Subject: EXTERNAL:Community preservation

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.

[You don't often get email from robinwdowiak@gmail.com. Learn why this is important at https://url.avanan.click/v2/r01/___https://aka.ms/LearnAboutSenderIdentification___.YXAzOnRvd25vZmx1ZGxvd21hOmE6bzpjMmEyNDJhYjY0MTg1ZjNkNjQwMmJmYjE0OTY4MmFlYzo3Ojc3YTM6MWRkNDk3YmY2MjkyMWUxYWYxZGU2Njc5ZWVkZGE2NDYyZWI4ZjQ0ZTNjZDg5ZTg2OThiZDJjNDRhMTFkZTAwMjpwOlQ6Rg]

Good morning Josh. I’m just emailing to express my interest in joining the committee for community preservation.
Thank you for your consideration.
Robin Wdowiak

Sent from my iPhone

Amy Kurtz

From:	Josh Carpenter
Sent:	Wednesday, August 26, 2026 4:22 PM
To:	Select Board; Amy Kurtz
Subject:	Fw: EXTERNAL:CPA Committee

One last applicant for the CPA Committee

Josh Carpenter
Town Planner
Town of Ludlow
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1281

From: Michael Hogan <mikechogan@gmail.com>
Sent: Wednesday, August 26, 2026 4:21 PM
To: Josh Carpenter <JCarpenter@ludlow.ma.us>
Subject: EXTERNAL:CPA Committee

Hi Josh,
Thanks for calling me back about me joining the CAP committee.

I am hoping to help find a path to help in any way possible to help Ludlow get CPA funds and implement some excellent projects. Some neighboring towns have done incredible things in preserving farmland, recreational areas, sports fields and more.

I am hoping to join and please feel free to forward this email as needed.

I am currently on the Agriculture Commission for Ludlow too.
My day job is as a lead engineer in manufacturing.

Thanks for your help.

Sincerely,
Michael C. Hogan
29 Manor Ln, Ludlow, MA 01056
413-626-3072

Outlook

EXTERNAL:First Meeting House

From pamelahayes@charter.net <pamelahayes@charter.net>
Date Thu 8/27/2026 12:07 PM
To Select Board <Selectboard@ludlow.ma.us>

Dear Selectboard,

I am requesting appointment to the First Meeting House Committee. I feel that this building is a valuable part of Ludlow history and if restored it will serve as a repository for many of Ludlow's historical artifacts. The building will also host many different community events from concerts, lectures, debates, meetings, art shows, and the list goes on.

Sincerely,

Pamela Hayes

Outlook

EXTERNAL:First Meetinghouse Committee

From karenskorral@aim.com <karenskorral@aim.com>
Date Thu 8/27/2026 12:35 PM
To Select Board <Selectboard@ludlow.ma.us>

Hello,

I am writing to express my interest and intent to join the First Meetinghouse Committee. I have lived nearly my entire life in Ludlow and have fond memories of meetings and events held at the First Meetinghouse, from 4-H horse club meetings to the Grange Agricultural Fair and Historical Commission meetings. I have been involved in several school tours at Ludlow Center, Civil War reenactments and Sundays in Olde Ludlow events. Our First Meetinghouse is a treasure trove of history and deserves to be restored to its glory and preserved for future generations. I am committed to follow in the footsteps of my parents, Don and Betty Kibbe, who have both served on this committee.

I am a 1981 graduate of Ludlow High School, serve as secretary of the Ludlow Historical Commission (1997), Chairman of the Ludlow Agricultural Commission (2007) and was recently appointed to the CPA Committee.

Thank you,
Karen Pilon
871 Lyon St
Ludlow MA 01056

Outlook

EXTERNAL:2027 Summer Concerts

From Ludlow Cultural Council <ludlowculturalcouncil@gmail.com>
Date Wed 8/26/2026 11:56 AM
To Select Board <Selectboard@ludlow.ma.us>

Dear Selectboard,

The Ludlow Cultural Council is requesting to reserve the Mack Donnelly Gazebo for our 2027 Summer concert series. The nine dates are Sunday's from 4-8PM.
Dates requested:
June 27, 2027
July 11
July 18
July 25
August 1
August 8
August 15
August 22
August 29

Thank you,
Pamela Hayes, Chair
Ludlow Cultural Council

LUDLOW FUEL-EFFICIENT VEHICLE POLICY

Town of Ludlow **FUEL EFFICIENT VEHICLE POLICY**	
Effective Date	[insert here]
Revisions	
Board of Selectman Approval Date	[insert here]
School Superintendent Approval Date	[insert here]

DEFINITIONS

Combined city and highway MPG (EPA Combined fuel economy): Combined Fuel Economy means the fuel economy from driving a combination of 55 percent city and 45 Percent highway miles and is calculated as follows:

=1/((0.55/City MPG)+(0.45/highway MPG))

Drive System: The manner in which mechanical power is directly transmitted from the drive shaft to the wheels. The following codes are used in the drive field:

- AWD = All Wheel Drive: 4 -wheel drive automatically controlled by the vehicle power train system
- 4WD = 4-Wheel Drive: driver selectable 4-wheel drive with 2-wheel drive option
- 2WD = 2-Wheel Drive

Heavy-duty vehicle: Vehicles with a manufacturer's gross vehicle weight rating (GVWR) of more than 8,500 pounds

POLICY STATEMENT

In an effort to reduce the Town of Ludlow's fuel consumption and energy costs the Select Board hereby adopts a policy to purchase only fuel efficient vehicles to meet this goal.

PURPOSE

To establish a requirement that the Town of Ludlow purchase only fuel efficient vehicles for municipal/school use whenever such vehicles are commercially available and practicable.

APPLICABILITY

This policy applies to all divisions and departments of the Town of Ludlow. It applies to road-worthy passenger vehicles, pick up and utility trucks, and SUVs. It does not apply to specialized equipment or off-road vehicles.

GUIDELINES

All departments/divisions shall purchase only fuel efficient vehicles for municipal use whenever such vehicles are commercially available and practicable.

The town will maintain an annual vehicle inventory for ALL vehicles and a plan for replacing any non-exempt vehicles with vehicles that meet, at a minimum, the fuel efficiency ratings contained in the most recent guidance for Criterion 4 published by the MA Department of Energy Resources' Green Communities Division.

It is the responsibility of the town to check the Green Communities Division's Guidance for Criterion 4 for updates prior to ordering replacement vehicles.

Exemptions

- Heavy-duty vehicles: examples include fire-trucks, ambulances, and some public works trucks that meet the definition of heavy-duty vehicle.

Inventory

The following information shall be included in a vehicle inventory list and said list shall be updated on an annual basis and provided to the Green Communities Division:

- Department Model Year
- Manufacturer & Model
- GVW > 8500 pounds? (Y or N)
- Exempt or non-exempt
- Drive System:2 WD, 4WD or AWD
- Propulsion: ICE, EV, HEV or PHEV
- MPG Rating (leave blank for EVs)

NOTE: Departments/Divisions may use EPA combined MPG estimates or actual combined MPG.

FUEL EFFICIENT VEHICLE REPLACEMENT PLAN

All non-exempt vehicles shall be replaced with fuel efficient vehicles that adhere to the most recent Green Communities Criterion 4 Guidance. Vehicles shall be replaced when they are no longer operable and will not be recycled from one municipal department to another unless the recycled replacement is more efficient than the vehicle it is replacing. In addition, when replacing exempt vehicles, the function of the vehicle will be reviewed for potential replacement with a more fuel efficient vehicle, including a fuel efficient non-exempt vehicle.

The Town of Ludlow will review on an annual basis the Vehicle Inventory, along with the Green Communities Criterion 4 Guidance, to plan for new acquisitions as part of planning for the new fiscal year budget.

QUESTIONS / ENFORCEMENT

All other inquiries should be directed to the department/division responsible for fleet management and/or fleet procurement. This policy is enforced by the Chief Administrative Officer and/or his/her designee(s).

Amy Kurtz

From: James Gennette
Sent: Monday, August 24, 2026 4:00 PM
To: Marc Strange; pgapro05@gmail.com
Cc: Amy Kurtz
Subject: Diesel Usage
Attachments: Ludlow_Diesel_Monthly_Usage_Average_Handout.pdf

Good afternoon,
Attached is the diesel usage that was requested at the last meeting.

Diesel follows the heating oil market; the opportune time frame for diesel pricing is between the beginning of May through July.
The opportune time for gasoline is September through November.

- Back in July I recommended to fix 13,000 gal of diesel at $3.40
- Back in August I recommended to fix 13,000 gal of diesel at $3.60

We have taken two deliveries in July 2026:

- 7/12/26 500.4 gal were received at a spot price of $3.84; (That is $220 more than had we fixed at $3.40)
- 7/24/26 600.0 gal were received at a spot price of $4.57; (That is $660 more than had we fixed at $3.40)

I do not have August bills yet.

As of Friday, last week 8/20/26:

- Spot price is now $4.53 per gal, before any burke margin or fees.
- Fixed price is now $3.96 per gal, before any Burke margin or fees.

We are still in August and my recommendation is:

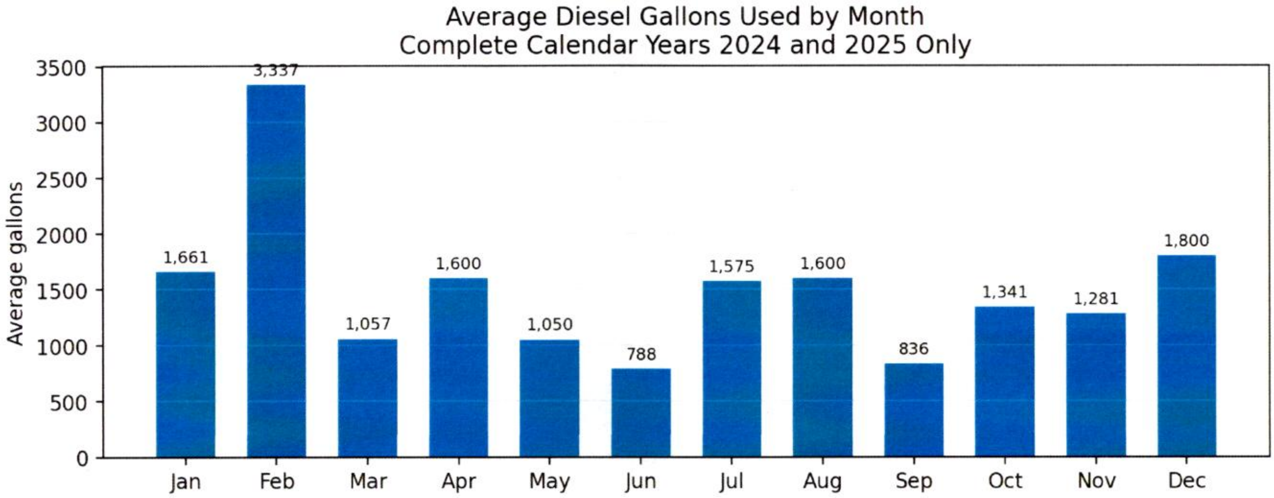
- to fix 80% of the remaining average usage (80% of 16,550 - 1100 gal already delivered = approx. 12,000 gal)
- to get whatever we can before it goes any higher, which is currently the $3.96 previously stated.

Town of Ludlow — Diesel Monthly Usage Average

Informational Handout for Committee Discussion

Purpose: Show average diesel usage by month using complete-year Ludlow delivery records only. This handout excludes 2026 because it is a partial year.

- Source period used: complete calendar years 2024 and 2025.
- 2024 diesel gallons in the records: 19,306.2.
- 2025 diesel gallons in the records: 16,540.4.
- Average annualized usage from these two complete years: 17,923.3 gallons.
- 2026 delivery records are intentionally excluded from the monthly averages because the year is incomplete.



Monthly Diesel Usage Table

Month	2024 Gallons	2025 Gallons	Average Gallons
January	1,703.8	1,617.5	**1,660.7**
February	2,173.1	4,500.0	**3,336.6**
March	700.0	1,413.9	**1,057.0**
April	2,600.0	600.0	**1,600.0**
May	1,199.0	900.0	**1,049.5**
June	1,100.0	475.0	**787.5**
July	2,250.0	900.0	**1,575.0**
August	1,799.0	1,400.0	**1,599.5**
September	1,200.0	471.9	**836.0**
October	981.3	1,700.0	**1,340.7**
November	2,100.0	462.1	**1,281.0**
December	1,500.0	2,100.0	**1,800.0**
Annual total	**19,306.2**	**16,540.4**	**17,923.3**

How to read this: The average column is not a forecast. It is a two-year monthly average from complete Ludlow records and is useful for understanding when diesel demand has historically occurred during the year.

Data limitations: This handout uses the delivery records available in the review file. It excludes 2026 partial-year data and excludes one out-of-sequence 2015-dated entry that did not belong to the 2024–2025 complete-year comparison.

TOWN OF LUDLOW, MASSACHUSETTS

Energy Coordinator

FY2027 Diesel Pricing Update and Fuel Procurement Process Recommendation

To:	Chairman and Members of the Selectboard
From:	James T. Gennette, Energy Coordinator
Date:	July 31, 2026
Subject:	FY2027 Diesel Pricing Update and Fuel Procurement Process Recommendation

Executive Summary

This report provides an update on current FY2027 diesel pricing, summarizes current market conditions, and recommends a procurement process that improves the Town's ability to respond to favorable fixed-price opportunities while maintaining Selectboard oversight.

The FY2027 fuel contracts have been executed. The remaining opportunity is determining how the Town manages diesel pricing exposure during the fixed-price purchase window.

Current Market Conditions

Description	Price
Diesel Spot Index (New Haven Low ULSD Prem)	$4.2170 / gallon
Estimated Delivered Spot Price (Burke margin included)	$4.4012 / gallon
January 2027 HO NYMEX Fixed Futures Index	$3.6004 / gallon
Estimated Delivered Fixed Price (Burke margin included)	$3.8846 / gallon

The estimated delivered spot price is currently **approximately $0.5166 per gallon higher** than the available estimated delivered fixed price.

Procurement Considerations

Fuel markets can change significantly within relatively short periods of time. While Selectboard meetings occur on a scheduled basis, favorable fixed-price opportunities may arise between meetings.

This difference between market timing and meeting schedules presents an opportunity to establish a procurement process that allows the Town to respond when market conditions align with guidance previously established by the Selectboard.

Procurement Recommendation

• An approved delivered fixed-price target or acceptable pricing range.
• A maximum quantity of gallons eligible for fixed pricing.

• A defined authorization period.
• Authorization for the Energy Coordinator to request execution of a fixed-price purchase when market conditions align with the Selectboard's approved guidance.
• Periodic reporting to the Selectboard regarding market conditions, procurement activity, and pricing outcomes.

The objective is not to delegate procurement decisions, but to establish procurement guidance in advance so the Town can act when market conditions align with the Selectboard's direction.

This approach allows procurement decisions to be carried out within clearly defined parameters while preserving the Selectboard's oversight of the procurement process.

Current Recommendation

Based upon current market conditions, I continue to recommend fixing a defined portion of the Town's projected FY2027 diesel consumption when the delivered fixed price falls within a Board-approved range.

A partial fixed allocation continues to provide a balanced approach that improves budget predictability while maintaining participation in market pricing for the remaining projected gallons.

Gasoline follows a different seasonal pricing cycle and should be evaluated independently during the upcoming fall gasoline pricing period.

Respectfully submitted,

James T. Gennette
Energy Coordinator
Town of Ludlow

***** INVOICE *****

FLEETLINE

Premium Diesel Fuel, Motor Oil and Gasoline

PHONE: (617) 884-7800
FAX: (617)884-7638
TOLL FREE: (800) 289-2875

FLEETLINE

DENNIS K. BURKE INC.

PLEASE PAY BY INVOICE
PLEASE REMIT TO:
DENNIS K. BURKE, INC.
P.O. Box 3639
Boston, MA 02241-3639

BILL TO:

Town of Ludlow
488 Chapin Street
Ludlow, MA 01056

RECEIVED
JUL 15 2026
Ludlow Department of Public Works

SHIP TO: 0003

DPW
198 Sportsman Road
Ludlow, MA 01056-2506

GO GREEN!
REQUEST ELECTRONIC INVOICES AT:
INVOICING@BURKEOIL.COM

BOL# 872253 Time:
Truck #: 311 Pin #:

DATE	CUST.#	SHIP DATE	TERMS	CUST. PO. NO.	INVOICE NO.
7/12/2026	0004167	7/12/2026	Net 30 Days		2285699

ORDERED	PACKAGE STYLE	DESCRIPTION	QTY SHIPPED	PRICE	EXTENDED
1,992.60	GAL	No Lead Gasoline w 10% Ethanol	1,992.6	3.0637	6,104.73
		FEDERAL LUST	1,992.60	0.00100	1.99
		FEDERAL SUPERFUND - GAS 10%	1,992.60	0.00386	7.69
		MA STATE EXCISE- GAS	1,992.60	0.24000	478.22
		MA URP	1,992.60	0.00119	2.37

Approved by:

PO # 2630059C

BATCH # 7342
WARRANT 1370500
DATE 7-31-26
VENDOR # 17277 # 3
CHARGE 01470 389-541 001
VOUCHER 413774

Sales Tax: 0.00

** In accordance with industry best practices and to ***help prevent fraud***, please contact Paul Atkinson, Director of Credit (800) 289-2875, to verify any requests for change in the Dennis K Burke Inc. payment instructions. For any billing questions, please contact invoicing@burkeoil.com **

Amount Due: $6,595.00

Thank you for your business!

FOR PRODUCT EMERGENCY (Spill, Leak, Fire, Exposure or Accident) **CALL CHEMTREC: 1-800-424-9300** (Day or Night)

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Ludlow, MA 01056

RECEIVED
JUL 15 2026
Ludlow Department
of Public Works

SHIP TO: 0003
DPW
198 Sportsman Road
Ludlow, MA 01056-2506

GO GREEN!
REQUEST ELECTRONIC INVOICES AT:
INVOICING@BURKEOIL.COM

BOL# 872255
Truck #: 311
Time:
Pin #:

DATE	CUST.#	SHIP DATE	TERMS	CUST. PO. NO.	INVOICE NO.
7/12/2026	0004167	7/12/2026	Net 30 Days		2285648

ORDERED	PACKAGE STYLE	DESCRIPTION	QTY SHIPPED	PRICE	EXTENDED
500.40	GAL	Ultra Low Sulfur Diesel	500.4	3.8412	1,922.14
		FEDERAL LUST	500.40	0.00100	0.50
		FEDERAL SUPERFUND - DSL	500.40	0.00429	2.15
		MA STATE EXCISE- DSL	500.40	0.24000	120.10
		MA URP	500.40	0.00119	0.60

PO # 0330053C
7343
13705W
731-0C
17057 #3
01411030-54 1002
4,3973

Sales Tax: 0.00

Amount Due:
$2,045.49

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Thank you for your business!

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THE EMISSIONS EXPERTS

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488 Chapin Street
Ludlow, MA 01056

RECEIVED
JUL 28 2026
Ludlow Department
of Public Works

SHIP TO: **0003**
DPW
198 Sportsman Road
Ludlow, MA 01056-2506

GO GREEN!
REQUEST ELECTRONIC INVOICES AT:
INVOICING@BURKEOIL.COM

BOL# 873165 **Time:**
Truck #: 115 **Pin #:**

DATE	CUST.#	SHIP DATE	TERMS	CUST. PO. NO.	INVOICE NO.
7/24/2026	0004167	7/24/2026	Net 30 Days		2292615

ORDERED	PACKAGE STYLE	DESCRIPTION	QTY SHIPPED	PRICE	EXTENDED
2,800.00	GAL	No Lead Gasoline w 10% Ethanol	2,800.0	3.3987	9,516.36
		FEDERAL LUST	2,800.00	0.00100	2.80
		FEDERAL SUPERFUND - GAS 10%	2,800.00	0.00386	10.81
		MA STATE EXCISE- GAS	2,800.00	0.24000	672.00
		MA URP	2,800.00	0.00119	3.33

PO # 26300536

BATCH #_____
WARRANT_____
DATE_____
VENDOR #_____
CHARGE_____
VOUCHER_____

Sales Tax: 0.00

Amount Due:
$10,205.30

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BILL TO:
Town of Ludlow
488 Chapin Street
Ludlow, MA 01056

RECEIVED
JUL 28 2026
Ludlow Department
of Public Works

SHIP TO: **0003**
DPW
198 Sportsman Road
Ludlow, MA 01056-2506

GO GREEN!
REQUEST ELECTRONIC INVOICES AT:
INVOICING@BURKEOIL.COM

BOL# 873165 **Time:**
Truck #: 115 **Pin #:**

DATE	CUST.#	SHIP DATE	TERMS	CUST. PO. NO.	INVOICE NO.
7/24/2026	0004167	7/24/2026	Net 30 Days		2292616

ORDERED	PACKAGE STYLE	DESCRIPTION	QTY SHIPPED	PRICE	EXTENDED
600.00	GAL	Ultra Low Sulfur Diesel	600.0	4.5762	2,745.72
		FEDERAL LUST	600.00	0.00100	0.60
		FEDERAL SUPERFUND - DSL	600.00	0.00429	2.57
		MA STATE EXCISE- DSL	600.00	0.24000	144.00
		MA URP	600.00	0.00119	0.71

PO # 26300536

RANT________
NDOR #________
HARGE________
UCHER________

** In accordance with industry best practices and to ***help prevent fraud***, please contact Paul Atkinson, Director of Credit (800) 289-2875, to verify any requests for change in the Dennis K Burke Inc. payment instructions. For any billing questions, please contact invoicing@burkeoil.com **

Sales Tax: 0.00

Amount Due:
$2,893.60

Thank you for your business!

FOR PRODUCT EMERGENCY (Spill, Leak, Fire, Exposure or Accident) **CALL CHEMTREC: 1-800-424-9300** (Day or Night)

Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, August 11, 2026, began at 6:00 p.m. at the Ludlow Senior Center.

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

First order of business: Pledge of Allegiance

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

NEW BUSINESS

FY27 Goal Setting Discussion
Mr. Strange said the board had two sheets before them: the fiscal year 2027 goals, which include items carried over from fiscal year 2026 along with additional goals submitted by Anthony, and the fiscal year 2026 goals provided for reference. Mr. Alves confirmed that any goals not completed in the prior year were carried forward. Mr. Strange said he was prepared to review each goal and its status, and the board could decide which to keep, remove, or add.

He began with the goal of determining a public-purpose use for 63 Chestnut Street and 54 Winsor Street. He explained that these former school buildings are deed-restricted for educational or other public purposes. The town has applied for a feasibility study grant through the Community One Stop program, submitted by Josh Carpenter, and is awaiting a response. The feasibility study would evaluate possible public uses. Mr. Strange noted that viable public uses may be limited. Mr. Sanches asked whether the properties were deed-restricted to educational use only, and Mr. Alves clarified the restriction was for public use. Mr. Silva asked whether Town Counsel explored ways to change the restriction. Mr. Strange said counsel determined the restriction cannot be removed because the original grantor entity no longer exists. Mr. Alves suggested exploring whether a coordinated approach with the Housing Authority could offer opportunities, possibly by combining nearby parcels. Mr. Gennette recalled that Winn Companies had previously evaluated redevelopment but faced resistance from the Housing Authority. Mr. Strange added that redevelopment could require temporary displacement of current tenants, and there was concern that affordable units might be lost in the long term unless deed restrictions remained. Mr. Silva said that if redevelopment proves impractical, the town should consider demolishing the buildings and using the land for parking, which would meet the public-purpose requirement and eliminate substantial insurance costs. Mr. Alves noted that expanded parking could benefit the park area, though not East Street specifically. Mr. Rosenblum said converting the site to parking would support Cultural Council events and food truck activities, making the location more usable for community gatherings. Mr. Silva added that Celebrate Ludlow often faces parking challenges in the area and emphasized that the town currently spends around $40,000 on insurance for the buildings.
Mr. Alves said the feasibility study is still worthwhile, and demolition should be considered only if the study yields no viable options. Mr. Gennette said the land could be a potential future site for a police station, with demolition providing a clean slate. Mr. Rosenblum asked about the cost of demolition, referencing the Veterans Park demolition estimate. Mr. Strange said the winning bid for Veterans Park was around $550,000, with other bids closer

to $900,000, and that the town benefitted from grant funding that offset asbestos-related expenses. Mr. Rosenblum asked about funding sources for demolition, and Mr. Strange said free cash within the capital program, bonding, or stabilization could be options. Mr. Gennette suggested that stabilization could be appropriate for a one-time cost, avoiding interest payments associated with bonding. Mr. Alves agreed that stabilization could be used if the amount fell within a reasonable range. Mr. Rosenblum asked about current stabilization levels. Mr. Strange said the account holds approximately $7.8 million. Mr. Gennette added that this places the town at roughly 8 percent of operating expenses, which is within the recommended 7 to 9 percent benchmark.

Mr. Strange reviewed the goal related to updating the bylaw on the placement of private signs on public property. He said he was unsure whether the board wished to keep this item on the list. He explained that last year he spoke with BJ, the town's zoning enforcement officer, who said the issue is primarily an enforcement challenge. With only one person responsible for enforcement, she is already managing a heavy workload. In practice, BJ removes signs when she sees them and brings them back to her office or discards them, but enforcement is not consistent due to time constraints. Mr. Alves suggested discussing this goal together with the goal addressing unkempt properties, which he had originally introduced. He said complaints about neglected properties are the most frequent ones he receives, with residents upset about maintaining their own homes while neighboring properties fall into disrepair. He asked whether improving enforcement rather than bylaws might be more effective and whether the town could make it easier for residents to report concerns, perhaps through a website portal. Mr. Rosenblum noted that many municipalities use 311 systems. Mr. Strange said the town receives numerous online submissions already and that the website includes a "report a concern" feature that routes issues to the appropriate department. Mr. Alves suggested improving visibility of this feature by placing it directly on departmental pages. Mr. Rosenblum said the dropdown should ask which department the concern relates to, allowing issues such as unkempt properties to be automatically routed to zoning enforcement. Mr. Alves emphasized that the intent is not to encourage neighbors to file complaints against one another unnecessarily. He said each case must be understood individually, noting that some residents may be elderly or unable to maintain their property. He said the town should offer assistance where possible rather than immediately issuing fines. Mr. Silva said enforcement already exists through zoning, and property complaints must be handled by the Building Department. He added that calling the Select Board will not resolve enforcement, and complaints must be submitted through proper zoning channels. Mr. Alves suggested reframing the goals to focus on improving enforcement mechanisms. Mr. Sanches agreed, noting that enforcement capacity was the root issue. Mr. Silva said meaningful improvement may require additional staffing, similar to Springfield's model of multiple enforcement officers. Mr. Strange noted that Paulina recently sent over proposed amendments to the unkempt property bylaw, addressing challenges such as absentee landlords and lengthy enforcement timelines. These amendments are under review. Board members discussed situations where residents may lack the financial ability to address property issues. Mr. Gennette suggested working with local civic organizations to provide assistance for residents in need. Mr. Rosenblum added that youth groups such as scouts could assist with lawn care for community service hours. They discussed unusual cases, including one involving a resident who refused to cut her lawn for reason of claimed habitat preservation. Mr. Rosenblum said Conservation could verify such claims. Regarding signage, Mr. Alves said enforcement remains an issue and asked to see proposed enforcement methods. Mr. Strange explained that signs on public property violate existing rules, but lack of staff makes proactive enforcement difficult. He said increasing fines may help reduce violations. Mr. Silva noted that fewer signs appear this year, likely due to BJ's efforts. Mr. Gennette asked whether violations could be treated as littering, which carries a fine, and Mr. Strange said $300 is the maximum allowable fine. Mr. Sanches clarified that the town currently has a sign policy but would be considering a new bylaw with enforcement provisions. Mr. Strange said the main challenge is insufficient resources for proactive enforcement, and raising fines could help discourage violations.
Mr. Sanches asked about timelines, noting that the goal's target date had passed. Mr. Strange said proposed amendments to the unkempt property bylaw are expected to move forward for the October 26 Town Meeting. The sign bylaw timeline was not updated, as BJ did not indicate significant traction on the issue. After discussion, the board agreed that they would like to see enforcement options and potential revisions from staff before determining how to proceed.

Mr. Strange reviewed the goal concerning solicitation regulations. He explained that the item had been held over because enforcement is a significant challenge. He said that residents often report solar or sales representatives who refuse to leave when asked, but by the time police are contacted, the individuals have already moved on. Enforcement relies heavily on residents identifying the company and reporting it. While solicitors are required to register with the Police Department, capturing violations in real time is difficult. Mr. Rosenblum said enforcement ultimately depends on residents asking solicitors to show identification and whether they are registered. If not, residents may end the conversation. He noted his own neighborhood receives frequent visits from solar and electric company representatives. Mr. Strange suggested that the town may benefit from issuing broad public guidance or reminders, so residents understand their options. Mr. Gennette said residents should not have to deal with solicitations at their door at all and questioned whether the town could prohibit solicitation entirely. Mr. Strange said the town already prohibits solicitation unless a vendor is registered, but violations still occur. Mr. Gennette suggested banning commercial solicitation outright. Mr. Sanches asked whether a current bylaw exists. Mr. Alves noted that some forms of door-to-door activity, such as political campaigning or religious outreach, may receive constitutional protections. He agreed that the primary issue appears to be commercial vendors. Mr. Alves asked whether other communities have implemented full or partial bans and whether the town could explore options. Mr. Strange said he would speak with Chief Brennan. Mr. Gennette said the goal should be to determine what is legally possible before committing to a direction. Mr. Sanches said the timeline listed in the goals is acceptable and asked whether the board would be considering an amendment. Mr. Strange said the intent would be to update the bylaw, but the town is not ready to bring an article to the October Town Meeting. Mr. Alves suggested rewording some goals so they are more achievable. He recommended that the solicitation goal for the coming months should be framed as an exploration of possible updates and enforcement improvements rather than a final deliverable. He said a phased approach will help prevent goals from becoming stalled or overlooked as the year progresses.

Mr. Strange reviewed the goal related to creating a Strategic Planning Committee, noting it was a holdover from the prior year. Mr. Gennette said he had originally proposed the committee, explaining that the town cannot meet every need and should identify its core priorities. He said Ludlow benefits from strong institutions such as the Boys & Girls Club, the Senior Center, the library, and Veterans Services, and that a Strategic Planning Committee could help the town define long-term goals and a clear direction. He said he did not want to dive too deeply into the committee's details at this time but felt it remained important unless the board preferred to keep strategic planning at the Select Board level for now. He asked whether a bylaw would be needed or if the board could simply establish a recommending committee. Mr. Strange said the Select Board could create such a committee without a bylaw. Mr. Alves asked whether a draft document already existed. Mr. Gennette said he had drafted one, though he noted that he does not generally favor excessive policy but sees gaps that must be addressed. He said a Strategic Planning Committee could unify departments and community organizations around shared long-term goals for Ludlow. He said that rather than filling fields with solar panels or battery storage, the town should have a coordinated plan reflecting community preferences. He added that he had not pushed the proposal recently because the Public Safety Facilities Committee had taken priority. He said it was up to the board whether to keep or delay the goal. Mr. Alves said he supported the concept and asked what the committee would ultimately provide, such as ten-year goals or more detailed recommendations. Mr. Gennette said the committee would determine its own scope but would likely focus on long-term planning across departments, including the school system, especially as education and technology evolve. He emphasized that the committee's work would be a "living document" updated over time. Mr. Silva said the town once had a long-range planning committee. Mr. Gennette said it had been dissolved after not meeting for many years. Mr. Silva recalled that it had originally been structured well and included school representation. Mr. Gennette said the new committee would essentially be a revitalization of that effort. Mr. Rosenblum noted that many individuals serving on the Public Safety Facilities Committee would likely be involved in strategic planning due to overlapping areas of expertise. He said creation of a Strategic Planning Committee could be valuable, especially if formed through a simple charge and charter rather than a full bylaw. He said a committee composed of department heads, stakeholders, and residents could provide broader input than the Select Board alone. Mr. Gennette agreed and said a dedicated committee would give residents a place to bring ideas and be heard. He said such a committee could also help establish consistent direction, noting that clearer priorities would improve decisions such as distribution of opioid settlement funds. He said Ludlow CARES, the Michael J. Dias Foundation, and the Board of Health already represent the town's primary focus areas for opioid programming, and a strategic plan would strengthen consistency in decision-making. He suggested presenting the drafted charge and charter to the board at a future meeting. Mr. Strange said he would bring the draft forward soon so the board could review and decide how to proceed.

Mr. Strange reviewed the goal regarding the town election date, noting it was a request originally brought forward by Mr. Alves. He explained that the topic had been postponed at the May Town Meeting and that any change would require coordination with the schools and other stakeholders affected by election scheduling. Mr. Rosenblum recalled that the schools were the primary concern last time. Mr. Alves confirmed this, explaining that the School Committee had already approved its calendar, which included professional development days on election days, and the proposed new date did not align with their schedule. He said he recently met with the superintendent, who indicated that the school calendar is typically finalized around February, and suggested the town begin discussions prior to that point. He noted that voters at Town Meeting seemed generally supportive of revisiting the election date, as holding elections after Town Meeting would allow newly elected officials to participate more fully in budget decisions. Mr. Silva reiterated his long-standing suggestion that the town consider holding its election on a Saturday to increase voter turnout. Mr. Alves said he was open to various options, including a Saturday election, but emphasized that the decision must be coordinated with the Town Clerk, the schools, and the overall town calendar. He pointed out that many nearby communities hold elections within a week of Town Meeting and added that the intention behind this proposal is not to lengthen officials' terms, as any change could explicitly take effect the following year. Mr. Strange asked whether the board wanted him to prepare something for the October Town Meeting. Mr. Alves recommended not rushing the process, explaining that any change would not take effect for the upcoming March election and should be implemented thoughtfully. Mr. Rosenblum agreed, saying the next spring is too soon and that the schools' calendar deadlines make a rushed change impractical. Mr. Gennette said he supported anything that might increase voter turnout and noted that elections held during the week often see lower participation. Mr. Alves suggested researching turnout figures in comparable suburban towns with weekday versus Saturday elections as a useful data point moving forward.

Mr. Strange reviewed the next goal, noting it was another holdover from the prior year and part of the ongoing work tied to the town's 2023 financial management review. He said the town has been steadily addressing the recommendations and that one of the simpler items would be converting the Board of Assessors to an appointed board. He noted there has been considerable discussion on that topic already, and it may be appropriate to move it forward. Mr. Silva said he has long supported making the Board of Assessors appointed, based on his 35 years of experience in municipal operations. He explained that the current setup allows individuals to become assessors through popularity rather than qualification, and that the lack of contested races further contributes to the issue. He said assessing requires extensive knowledge of real estate, bylaws, and state regulations, and that he has encountered assessors who misunderstood legal requirements. He believes an appointment process would attract more qualified candidates. Mr. Alves thanked Mr. Silva for his perspective and said he would like to review all recommendations from the financial management review before moving forward. He asked for a summary listing the recommendations. Mr. Strange said the document is not lengthy and includes an executive summary with additional technical details and that he can send it to the board. Mr. Alves suggested placing the review on a future agenda so the board can determine which recommendations it might pursue. Mr. Rosenblum noted that the last financial management review prior to 2023 was in 2009.

Mr. Strange introduced the next agenda item, an update to the entertainment license application. Mr. Gennette explained that he had watched the previous meeting and appreciated the discussion, noting that framing the document as guidance rather than policy was helpful. Mr. Alves clarified that his intent was to establish guardrails rather than roadblocks. Mr. Gennette agreed, saying the goal was to outline the structure of the application and expectations, with details to be worked out. Mr. Alves noted that the Board had agreed to pause and revisit the topic, adding that the upcoming discussion should determine whether to pursue a formal policy or simply update the application. Mr. Gennette expressed support for updating the application. Mr. Rosenblum described an approach where applicants would indicate whether they planned outdoor music, which would trigger an additional amendment or guidance document. Mr. Gennette felt this should be handled through two separate documents, with an outdoor entertainment license accompanied by a distinct guidelines sheet. Mr. Rosenblum agreed and noted that this approach would cover both larger venues and smaller situations, such as restaurants playing music on outdoor speakers. He emphasized the need to account for different types of outdoor sound. Mr. Gennette added that certain operations, such as Lusitano events and sports activities, fall under special permits or are expected community noises and would not be affected by these changes.

Mr. Strange introduced the review and revision of the personnel policy manual. He noted that he and Carrie met the previous week to go through the document and will provide red-lined edits for the Board to consider. Mr. Silva recalled that the manual is typically updated regularly. Mr. Strange confirmed that several adjustments are needed, including updates required by law, the addition of a remote work policy, and one additional policy. He stated that the Board should expect to receive the proposed revisions soon.

Mr. Strange reviewed the item on implementing a performance management process for department heads, noting that the effort has not yet advanced. He stated that evaluations can be challenging for various reasons and expressed his preference to meet with department heads to develop a mutually agreed-upon rubric. He explained that expectations should be clear, so evaluations are based on shared understanding. He added that although they meet regularly with department heads, they have not yet had the opportunity to create this framework.

Mr. Strange introduced the topic of a comparison report on commercial property assessments, noting that such work generally falls under the Board of Assessors. He said the Board could request a report comparing local commercial assessments with those of surrounding communities, though he questioned how useful such comparisons would be. Mr. Silva explained that commercial values depend heavily on each community's commercial base and income potential, making cross-community comparisons difficult and often not meaningful. The Board discussed what the purpose of such a report would be and whether it should be included as a Select Board goal. Mr. Silva stated that while a report on local commercial sales and assessments could be provided, comparisons to other communities would likely offer limited value. During the conversation, Mr. Strange referenced valuation issues at the Mills related to unoccupied commercial space. Mr. Gennette clarified that his original question concerned commercial lots on Millside Drive that have been sold but not yet developed. He asked whether any agreements required timely construction on those properties. Mr. Silva and Mr. Strange noted that all Millside Drive lots have been sold and site plan review submissions are expected, but no development-timing conditions exist.

Mr. Strange reviewed the goal of updating the financial policy manual, noting that although the Board had discussed it previously, it has not been revisited in detail. He said updates are needed, including stabilization fund language, budget process policy, and guidance on use of the building infrastructure fund. He explained that recent conversations raised questions about approval thresholds for expenditures and whether certain amounts should require Select Board approval. Mr. Sanches noted that while the financial policy was adopted in 2019, the online version lacks adopted dates and many town policies appear online without clear adoption information. He recommended either adding an adopted date to every page or placing a single adopted date at the beginning and removing page-by-page placeholders. He emphasized the importance of following existing policies, pointing out that several requirements—such as free cash target dates—have not been met. The Board discussed how to approach an update. Mr. Strange suggested reviewing the manual, adding adopted dates, and determining which sections need revisions. He also referenced DLS template policies that could be considered. Mr. Sanches stressed that before updating the manual, the town should work to adhere to the policies already in place. Members reviewed the need for greater compliance with the budget calendar and departmental deadlines. Mr. Strange explained that he had created a finance calendar by identifying key dates from the policy manual and that it would be distributed to departments. He noted that historically deadlines have been missed, in part because the Town Administrator lacks authority to enforce them. He planned to have financial staff explain directly to the Board why certain policy deadlines may not be met this year, particularly regarding five-year forecasting, which the new Town Accountant is not yet prepared to complete. Discussion also covered the capital bylaw and its application to requests outside the regular budget cycle. Mr. Strange noted that capital requests exceeding $20,000 should technically go through CIPC even when funded by sources such as the building infrastructure fund, though this has been applied inconsistently. Members debated whether emergency needs should be treated differently and how stabilization funds would factor into future capital planning. Mr. Gennette emphasized that CIPC's role is to make recommendations, with final decisions resting with the Select Board and ultimately Town Meeting. The Board agreed that the financial policy manual should receive a short-term update to correct adoption dates, followed by a broader review of the policy to determine any necessary revisions.

Mr. Strange discussed the goal of certifying free cash by December 31, noting that he regularly emphasizes the importance of meeting that deadline. He explained that Michelle Hill is currently managing issues inherited from Mass Munifin while also being short-staffed, which has limited her ability to complete monthly reconciliations needed for timely certification. He said she has been working extensively, including over the weekend, and plans to have her come before the Board to explain her progress and any delays. He added that Michelle White would do the same if needed. Mr. Strange stated that meeting the December 31 deadline would be ideal. Mr. Silva asked whether the Department of Revenue could accommodate certification at that point in the year, and Mr. Strange responded that most towns submit in October or November, with DOR experiencing a lull afterward, so he does not anticipate a delay. He noted that the town has a strong working relationship with DOR and could likely obtain flexibility if needed.

Mr. Strange reviewed the final two proposed goals submitted by Mr. Sanches and Mr. Alves: establishing and funding plans for the next phase of Whitney Park improvements and establishing and funding a plan for replacing the LHS tennis courts. Mr. Alves suggested both goals be framed as exploratory to allow for updates as feasibility is assessed. The Board discussed the condition of the high school tennis courts, noting they are no longer suitable for hosting matches and that previous repair estimates were substantial. Members also referenced past intentions to address the courts, which were delayed due to other urgent capital needs. The Board discussed broader recreation planning, including future development at Vets Park, which in its concept plan includes pickleball courts. They reviewed the condition of existing facilities such as basketball courts at Baird and the small soccer field at Harris Brook. Members agreed the town should prioritize rehabilitating current assets before building new ones and consider the needs of various sports—including tennis, pickleball, basketball, and soccer—alongside any long-term recreational planning. Mr. Silva and Mr. Sanches added that additional locations, such as Electric Park, may offer opportunities for expanded recreation space. Regarding Vets Park, Mr. Alves explained that the town is awaiting a federal funding decision and that no significant action should be taken until the outcome is known. He noted that the concept plan is already complete and can be referenced, with next steps depending on whether the town receives full, partial, or no funding. Mr. Strange confirmed the plan is ready and simply pending federal response.

Mr. Gennette proposed adding a goal related to the former Ludlow Hospital building, now operating as a clinic. He stated that the police department spends considerable time there responding to incidents, resulting in significant overtime costs and potential liability concerns. He suggested determining whether the town could legally charge the clinic for police time, similar to how police details are billed for roadwork. Mr. Silva asked for more information about the nature of the calls occurring at the facility, and Mr. Gennette explained that it operates as a drug addiction clinic with frequent medical emergencies, disturbances, and court-mandated clients, leading to regular police and fire responses. Mr. Gennette said the town should evaluate whether the clinic is expected to provide its own security and whether the town has any authority to require it. He recommended gathering information from the police chief and possibly town counsel before approaching the organization. Mr. Sanches asked for clarification of the goal, and Mr. Gennette said the intent is to assess the impact on public safety resources and determine what options the town may have for addressing the issue.

Mr. Sanches raised the topic of the First Meeting House. Mr. Strange reported that he met earlier in the day with members of the Historical Commission and other stakeholders, including Elaine Hodgman, Karen Pilon, Brian Bylicki, Jared Hapka, Brittany, Josh, and Pam Hayes. He said the meeting was productive and showed strong support for preserving the building. The group reviewed past efforts, assessed the current condition, and discussed developing a plan for future restoration. Pioneer Valley Planning Commission will be engaged, and Josh is coordinating with their historical planner. A site visit took place following the meeting, and Mr. Strange noted the building is in very poor condition. A follow-up meeting is scheduled for August 27. Mr. Strange said the participants expressed interest in reestablishing the First Meeting House Committee as a subcommittee of the Historical Commission, which will require review of the committee's charge and charter. Mr. Rosenblum recalled that ADA compliance, including installation of an elevator and the absence of a sprinkler system, would represent significant costs. Mr. Gennette noted the building is not on the historical register, which limits certain regulatory flexibilities. Mr. Sanches asked whether the Board intended to add this as a goal with a conditions assessment completed by March 2027. Mr. Strange said that could be done but emphasized the need to determine through PVPC what type of feasibility study or engineering assessment would be required, as the building needs extensive work.

Mr. Sanches asked whether the Board intended to prioritize the list of proposed goals. Mr. Gennette then raised an additional question regarding the Collector's Office, suggesting the town consider limiting public hours during slower periods to give staff time to catch up on internal work. Mr. Strange said this would be up to the Board. Mr. Rosenblum noted that many residents, including retirees, visit throughout the day, and reducing hours could be difficult. Mr. Gennette suggested an alternative approach of assigning a staff member to serve as an intake contact to greet residents, collect necessary information, and provide follow-up tickets, which he said could improve customer service and reduce strain on the department.

Motion made by Mr. Gennette to close the strategic planning meeting at 7:50 p.m. **Mr. Sanches second. All in favor. Motion passed 5-0.**

________________________________Chairman

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Ludlow Select Board

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

Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, August 18, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

Members Absent: Antonio Sanches

First order of business: Pledge of Allegiance

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

5:30-5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Haley Rivers – Joint Planning Board/Select Board to appoint Planning Board Member.
The Planning Board Chair, Mr. Phoenix, called the Planning Board meeting to order at 5:45 p.m. He noted that the Pledge of Allegiance had already been conducted at the beginning of the Select Board meeting and would therefore be omitted. Mr. Phoenix explained that a Planning Board member had recently resigned due to time constraints and an inability to devote the necessary attention to board matters. The Planning Board thanked the former member for his service and his recognition of those limitations. The resignation created a vacancy, which was publicly posted. One individual expressed interest in filling the seat, Ms. Haley Rivers, who currently serves as the Planning Board's alternate (associate) member. Ms. Rivers introduced herself. She stated that she resides at 28 Bluegrass Lane, has lived in Ludlow for approximately one year, and is employed as an environmental planner at Tighe & Bond, where she has worked for nearly five years. She noted that she applied for the associate member position due to her interest in supporting the Town of Ludlow and has enjoyed the opportunity to attend meetings, learn about the community, and contribute to board discussions. Members of both the Planning Board and Select Board expressed support for Ms. Rivers appointment, citing her professionalism, relevant experience, and engagement with board activities. No board members presented questions. The boards indicated their intention to appoint Ms. Rivers to the Planning Board to complete the unexpired term. Ms. Rivers would have the opportunity to run for the remainder of the term in the spring election. **Motion made by Mr. Phoenix** to appoint Haley Rivers to fill the currently vacant, unexpired term up until the election and then to immediately close tonight's meeting. **Mr. Gennette second. All in favor. Motion passed 7-0.**

6:00 P.M. – Tighe & Bond/Westover Golf Commission – To discuss irrigation project at Westover Golf Course.
Mr. McBride opened the August 18, 2026, Westover Golf Commission meeting and addressed the Select Board to provide background on the Commission's recent vote to request an October Town Meeting article seeking a bond for a full irrigation system replacement at Westover Golf Course. He explained that the Commission has worked with Tighe & Bond for the past 18 months, funding early phases through operating expenses, and that the firm completed a comprehensive assessment of the pumps, intake system, underground piping, sprinklers, and pumphouse. He noted that three culverts were also

evaluated, though culvert work is not included in the irrigation project cost and may instead be pursued through grant funding. Tighe & Bond representatives reviewed the existing conditions and preliminary design. The pumps and intake system are failing and well beyond their useful life, intake piping in Wade Pond is subject to frequent clogs and leaks, and the underground infrastructure—dating back to the late 1950s or early 1960s—is deteriorated and regularly failing. The current system no longer efficiently waters the course and requires extensive labor and repairs. They presented a conceptual plan for a modern two-wire irrigation system, improvements to the intake system including a self-cleaning feature, and minor pumphouse repairs. The preliminary project estimate is $6.7 million, which includes design, permitting, contingency, and cost escalation. They noted that permitting will be substantial and that full detailed design is still required. The Board and project team discussed potential phasing, but Tighe & Bond advised that partial replacement would likely create warranty issues and cause failures due to mixing new pumps with deteriorated piping or vice versa. They stated multiple mobilizations would significantly increase total cost. The Commission emphasized that repair expenses already exceed $75,000 for the season and will likely surpass $100,000, and that further delays could increase the overall project cost. Board members raised concerns about Town Meeting approval, citing recent failures of other large-scale projects. They discussed potential grant sources, including state recreation grants and federal opportunities, and agreed that identifying outside funding would be beneficial. The Commission stated that the intention is for the project to be paid through the golf course's retained earnings, operational savings, upcoming cart lease adjustments, and future rate increases. They plan to present detailed financial projections, bonding cost estimates, and a proposed fee schedule ahead of Town Meeting. Board members stressed that this detailed financial plan will be essential for public support. The Commission acknowledged the need for clear communication, meetings with the Finance Committee, and outreach to residents prior to Town Meeting. They requested assistance in obtaining bonding estimates from the town's financial advisors and asked that key town staff be included in correspondence. The Board discussed procedural requirements for bonding through the enterprise fund and noted that confirmation from bond counsel will be needed.

CORRESPONDENCE

26-114 Hank Bastos – First Love Revival – Request to use Gazebo Park on Friday, October 9, 2026, from 5:00 P.M. – 8:00 P.M. for Contemporary Christian Music. **Motion made by Mr. Gennette** to approve First Love Revival's request to use Gazebo Park on Friday, October 9, 2026, from 5:00 P.M. – 8:00 P.M. for Contemporary Christian Music. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-115 Sheryl Higgins – Request to use Gazebo on Saturday, September 19, 2026, from 3:15 P.M. – 4:30 P.M. for a Wedding Ceremony. **Motion made by Mr. Gennette** to approve Sheryl Higgins request to use the Gazebo on Saturday, September 19, 2026, from 3:15 P.M. – 4:30 P.M. for a Wedding Ceremony. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-116 Officer Stephen Johnson – Letter of Retirement from the Ludlow Police Department. **Motion made by Mr. Silva** to accept the letter of retirement for Officer Stephen Johnson from the Ludlow Police Department. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-117 Maria Fernandes – Letter of Retirement from the Assessors Office.
Mr. Gennette expressed his appreciation for Mrs. Fernandes' long service to the community and thanked her for her dedication, noting that she will be greatly missed. **Motion made by Mr. Gennette** to accept the letter of retirement from Maria Fernandes from the Assessors Office. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-118 Eversource – Notification of upcoming transmission right-of-way work. **Motion made by Mr. Gennette** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-119 Office of the Governor of Massachusetts – Support of the Quabbin Watershed Communities. **Motion made by Mr. Silva** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-120 Karen Pilon – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Karen Pilon to the Community Preservation Act Committee. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-121 Pamela Hayes – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Pamela Hayes to the Community Preservation Act Committee. **Mr. Gennette second. All in favor. Motion passed 4-0.**

UNFINISHED BUSINESS

Board to discuss and possibly vote to adopt a Visitors Code of Conduct policy. **Motion made by Mr. Gennette** to adopt the visitors' code of conduct policy. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to discuss Entertainment license and possible amendments.
Mr. Rosenblum noted that Mr. Gennette had not been present at the previous meeting when the Board discussed updates to the entertainment license process. Mr. Gennette said that his position remained consistent with what he expressed at the strategic meeting: the Board should create clear guidance and guardrails rather than a formal policy, and he supports refining the application and license structure as previously discussed. He emphasized the need for a process that allows the Board to act consistently when issues arise. Mr. Alves agreed and suggested that Board members review the current application, submit comments, and work toward a revised draft similar to how other policies are refined. The Board discussed the need for a public hearing once a draft proposal is ready. Members highlighted the importance of clear distinctions between indoor and outdoor entertainment and ensuring outdoor music requests include sufficient detail. They also discussed whether entertainment should be narrowly defined to avoid regulating unrelated community activities. Mr. Rosenblum suggested maintaining the standard entertainment license but adding a checkbox for live outdoor music that triggers an addendum outlining recommended guidelines, such as location, orientation of speakers, and possibly a suggested decibel limit. He noted Sunday hours and special permits would still be addressed separately. The Board agreed that the process should focus solely on annual entertainment licenses, not events governed by special permits. Mr. Strange said he would provide a deadline for members to submit written comments and compile them into proposed revisions. Mr. Silva added that restrictions similar to those on liquor licenses could be incorporated to address concerns about loud outdoor music without expanding the scope unnecessarily.

NEW BUSINESS

Board to approve an sign minutes from meeting of August 4, 2026. **Motion made by Mr. Gennette** to approve the minutes from meeting of August 4, 2026, with all members present except for James Gennette. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to approve and sign the Intermunicipal Agreement for Design Services for the West Street Bridge between the City of Springfield and the Town of Ludlow.
Mr. Silva asked for an update for residents regarding ongoing work on the West Street Bridge. Mr. Strange explained that the Board was signing an intermunicipal agreement with the City of Springfield to share the cost of design and engineering services for the bridge repair. Springfield will cover 58 percent of the cost, while Ludlow will cover 42 percent, and the town has funds available for its portion. He stated that completing the design and engineering work is the next step, though the timeline for that process is not yet known. **Motion made by Mr. Silva** to approve and sign the Intermuniciapl Agreement for Design Services for the West Street Bridge between the City of Springfield and the Town of Ludlow. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to sign Waiver, Lease Agreement and Power Purchase Agreement between Solect Energy Lessee II, LLC and the Town of Ludlow and Offtaker Estopell Certificate for Harris Brook Elementary School. **Motion made by Mr. Gennette** to sign the waiver, lease agreement and power purchase agreement between Solect Energy Lessee II, LLC and the Town of Ludlow and Offtaker Estopell Certificate for Harris Brook Elementary School. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to discuss and possibly approve request to carry over one week of vacation for Eric Segundo. **Motion made by Mr. Silva** to approve the request to carry over one week of vacation for Eric Segundo. **Mr. Alves second. All in favor. Motion passed 4-0.**

Recommendation from James Gennette to approve George Costa to the 1st seat of the Public Safety Facilities and Oversight Committee.
Mr. Gennette reported that the Public Safety Facility Committee reviewed three resident applications at its last meeting: Linda Collette, Luis Vitorino, and George Costa. The committee voted to recommend that the Select Board appoint George Costa to the first seat and Luis Vitorino to the second seat, with Linda Collette serving as the alternate. He noted that the application period was publicly posted for more than 30 days and no additional applicants came forward. **Motion made by Mr. Silva** to approve George Costa to the 1st seat of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. All in favor. Motion passed 3-0-1.**

Recommendation from James Gennette to approve Luis Vitorino to the 2nd seat of the Public Safety Facilities and Oversight Committee. **Motion made by Mr. Silva** to approve Luis Vitorino to the 2nd seat of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. Motion passed 3-0-1.**

Recommendation from James Gennette to approve Linda Collette as an alternate of Public Safety Facilities and Oversight Committee. **Motion made by Mr. Silva** to approve Linda Collette as an alternate of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. Motion passed 3-0-1.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on July 5, 2026. **Motion made by Mr. Alves** to approve the request from Chief Pease to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on July 5, 2026. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 2, 2026. **Motion made by Mr. Alves** to approve the request from Chief Pease to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 2, 2026. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to discuss and possibly adopt a Fuel-Efficient Vehicle policy.
Mr. Gennette explained that the proposed fuel efficiency vehicle policy relates to the town's Green Communities application. He said the town previously adopted a fuel efficiency policy, but the Department of Energy Resources (DOER) requires a standardized version, and the document presented is a boilerplate template provided by DOER. He noted that the town already follows the practice of rolling vehicles down to other departments when they come out of service. The policy also requires review by the superintendent and approval by the School Committee, and materials have been sent to them. Mr. Alves said he appreciated the clarification and confirmed the document was taken directly from a state template. He asked about the timeline for completion. Mr. Gennette replied that the goal is to submit the full Green Communities application to DOER in December, and approval of the policy does not need to occur immediately. Mr. Alves requested additional time to review the policy, and Mr. Gennette agreed, noting the document is a plan rather than a strict requirement and can be taken up at the next meeting.

Board to discuss diesel fuel pricing and procurement.
Mr. Gennette provided an update on diesel pricing and purchasing strategy, noting that diesel prices typically decline between March and July, while gasoline prices tend to dip between October and January. He explained that the Board previously chose not to lock in a fixed diesel price, anticipating further decreases; although the town briefly benefited from a lower rate, prices have since risen sharply. Recent deliveries included one at $3.06 per gallon, followed by a delivery at $4.57 per gallon, which erased earlier savings. He recommended establishing an annual process in which he submits seasonal price trends and recommended locking points so the Board can authorize fixing a set number of gallons when

favorable rates appear. He noted that fixed-price gallons guarantee supply and avoid market spikes but must be fully taken and may incur storage costs if over-purchased. As of today, the spot price is $4.21 per gallon, while a fixed price would be $3.60 per gallon before fees. He suggested that fixing approximately 8,000 gallons would be appropriate based on current usage and remaining annual needs. Board members discussed fixing a portion of winter usage now and reevaluating before the October deadline for both diesel and gasoline. Mr. Alves asked for updated usage data and comparisons to prior years to refine the recommendation. Mr. Gennette agreed to obtain usage figures from DPW and return at the next meeting with a final proposal for diesel, followed by a gasoline recommendation in October.

Board to discuss and possibly approve $31,555 in Building Infrastructure funds for new HVAC in classroom B at the Boys & Girls Club.
Mr. Gennette said the HVAC unit in question has been a recurring problem and was flagged during the town's recent energy study. He noted that the system frequently fails during the summer and continues to be unreliable. He questioned whether the project needs to be routed through the Capital Improvement Planning Committee, given the timing before the November deadline and the nature of the request. Mr. Silva asked whether the unit is currently needed; Mr. Gennette said he was unsure but the proposal indicates it is required for both heating and cooling. Mr. Strange confirmed that the replacement is needed for year-round operation. Mr. Alves said that because the HVAC failure is an urgent, unplanned need and the funding would come from the Building Infrastructure Fund rather than free cash or competing capital priorities, he did not believe sending the request through CIPC would be necessary. He noted that delaying the project for a recommendation would not change its essential nature and would slow an important repair. Mr. Silva pointed out that the tax-exempt cost is $31,555. Mr. Gennette added that sufficient funds are available in the Building Infrastructure account. **Motion made by Mr. Silva** to approve $31,555 in Building Infrastructure funds for new HVAC in classroom B at the Boys & Girls Club. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to accept MVP grant to design green infrastructure solutions at Hubbard Memorial Library, Center Street and Circuit Avenue to mitigate stormwater runoff and flooding in the amount of $313,513. **Motion made by Mr. Gennette** to accept MVP grant to design green infrastructure solutions at Hubbard Memorial Library, Center Street and Circuit Avenue to mitigate stormwater runoff and flooding in the amount of $313,513. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to accept the Mass Gaming Commission/Local Community Mitigation grant in the amount of $62,800. **Motion made by Mr. Alves** to accept the Mass Gaming Commission/Local Community Mitigation grant in the amount of $62,800. **Mr. Gennette second. All in favor. Motion passed 4-0.**

TOWN ADMINISTRATOR'S REPORT

Mr. Strange provided updates from the Treasurer/Collector's office. Fiscal year 2027 trash bills will be mailed the following day. He reported that the office will be short-staffed during the week of August 31 to September 4, with two employees out on leave and a third on scheduled vacation, leaving Treasurer/Collector Michelle Hill as the sole staff person in the department. Ms. Hill requested that the office be open to the public from 9 a.m. to 1 p.m. Monday through Thursday and closed Friday morning so she can complete necessary internal work. Board members discussed the request. Mr. Gennette supported it, noting the importance of notifying the public in advance. Mr. Alves expressed concern that some residents may only be able to visit after work and suggested exploring whether one afternoon could be kept open. Mr. Rosenblum proposed leaving Tuesday's extended hours in place if feasible. Mr. Silva advised confirming whether Ms. Hill is able to work any late hours during that week before making changes. Mr. Alves noted that the Board does not manage day-to-day operations, and suggested providing feedback and allowing staff to determine what is workable. Mr. Strange said appointments could be offered for anyone needing to pay in person and noted that only the fourth motor vehicle excise commitment is due on September 1. The Board discussed staffing challenges, including the lack of available floaters or temporary personnel, and agreed that the office should take whatever steps are needed to maintain essential functions during the one-week period.

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 stated that he had received and reviewed an email from Mr. Ortiz and appreciated the communication. He thanked the Golf Commission for attending and presenting their irrigation project proposal. He said the Commission has substantial work to complete before any article is placed on the Town Meeting warrant. He noted that while the project estimate was helpful, the Board needs to see a full financial breakdown, including projected revenue sources, anticipated fee changes, and the impact on retained earnings. He added that the Commission does not yet have bonding or interest cost information, making it difficult for the Board to consider supporting a warrant article. He said he hopes the Commission will obtain the necessary figures from the town's financial advisor and that the project ultimately works out, as he is supportive of the golf course.

Mr. Rosenblum offered a general comment regarding the Golf Enterprise Fund. He emphasized the importance of clearly explaining to residents that the golf course is fully self-sustaining and does not receive town tax dollars. All expenses, including equipment purchases, are paid through the course's own retained earnings. He noted that if the golf course were to borrow funds for the irrigation project, repayment would come solely from its revenue. He suggested that, for Town Meeting, the Golf Commission prepare a packet outlining a proposed multi-year fee schedule and projected revenues to help residents understand how the bond payments would be covered. He added that while contingencies and cost escalation are included in the current project estimate, taxpayers would not be responsible unless the golf enterprise were unable to meet its obligations.

Motion made by Mr. Gennette to close the Select Board meeting at 8:03 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.

RECEIVED
AUG 24 2026
SELECT BOARD
LUDLOW, MA 01056

ONE DAY PERMIT APPLICATION

TYPE OF ACTIVITY: Sip & Shop

PERMITS REQUESTED (check all that apply):

LIQUOR: Beer & Wine ✓ All Alcoholic ____ MUSIC & DANCE ____ OTHER ____

NAME OF ORGANIZATION: Cottage Melts

CONTACT PERSON: Dillon Halvorsen TELEPHONE NO.: (413) 668-7682

ADDRESS: 1327 East Street, Ludlow

EVENT BEING HELD AT: Cottage Melts

ADDRESS: 1327 East Street, Ludlow

DAY/DATES REQUESTED: 09/13/26

RAIN DATE IF NECESSARY: N/A

EXPECTED TIME: BEGINNING 10:00 am ENDING 4:00 pm

NUMBER OF ATTENDANCE EXPECTED: ~80

Ludlow Police Chief, on behalf of the Select Board, has the right to determine the amount of police protection for each event to ensure proper crowd control.

Ludlow Fire Chief, on behalf of the Select Board, has the right to determine if a fire watch or ambulance detail is needed at the event.

Where liquor is being served and crowds exceed 1,000 people:

- Crowds that are over 1,000 requires four (4) officers assigned at detail rate
- Crowds that exceed 2,000 requires six (6) officers assigned at detail rate
- Crowds that exceed 4,000 additional officers will be assigned at the discretion of the Chief of Police.
- There will be clearly posted signs stating "no weapons allowed" and "all bags are subject to search".

Where liquor is served, every applicant must submit an Insurance Certificate in the amount of one million dollars for each event.

All forms must be complete and submitted to the Select Board at least four (4) weeks prior to the event date requested.

Application must be signed by a duly authorized officer of the corporation.

Payment of Police Officers and/or Firefighters is the responsibility of the organization requesting the permits and must be paid in full three (3) days prior to the event.

Applicant agrees to release and hold the Town of Ludlow harmless from any liability arising out of the use herein described.

SIGNED: Dillon Halvorsen DATE: 08/24/26

ONE DAY PERMIT APPLICATION

TYPE OF ACTIVITY: Oktoberfest Event

PERMITS REQUESTED (check all that apply):

LIQUOR: Beer & Wine X All Alcoholic ____ MUSIC & DANCE ____ OTHER ____

NAME OF ORGANIZATION: Ludlow Senior Center/Council on Aging

CONTACT PERSON: Heather Jolicoeur TELEPHONE NO.: 413-583-3564

ADDRESS: 228 State Street Ludlow, MA 01056

EVENT BEING HELD AT: Ludlow Senior Center

ADDRESS: 228 State Street, Ludlow, MA 01056

DAY/DATES REQUESTED: September 29, 2026

RAIN DATE IF NECESSARY: N/A

EXPECTED TIME: BEGINNING 4:00PM ENDING 6:00PM

NUMBER OF ATTENDANCE EXPECTED: Up to 100

Ludlow Police Chief, on behalf of the Select Board, has the right to determine the amount of police protection for each event to ensure proper crowd control.

Ludlow Fire Chief, on behalf of the Select Board, has the right to determine if a fire watch or ambulance detail is needed at the event.

Where liquor is being served and crowds exceed 1,000 people:

- Crowds that are over 1,000 requires four (4) officers assigned at detail rate
- Crowds that exceed 2,000 requires six (6) officers assigned at detail rate
- Crowds that exceed 4,000 additional officers will be assigned at the discretion of the Chief of Police.
- There will be clearly posted signs stating "no weapons allowed" and "all bags are subject to search".

Where liquor is served, every applicant must submit an Insurance Certificate in the amount of one million dollars for each event.

All forms must be complete and submitted to the Select Board at least four (4) weeks prior to the event date requested.

Application must be signed by a duly authorized officer of the corporation.

Payment of Police Officers and/or Firefighters is the responsibility of the organization requesting the permits and must be paid in full three (3) days prior to the event.

Applicant agrees to release and hold the Town of Ludlow harmless from any liability arising out of the use herein described.

SIGNED: Heather Jolicoeur DATE: 8/24/2026

F. ALVES AND SONS REMODELING
621 FRANKLIN ST.
BELCHERTOWN, MA.

CSSL#-103047
CS#-110660
HIC#-190365

PHONE: 413-283-4074

RECEIVED
AUG 21 2026
SELECT BOARD
LUDLOW, MA 01056

F. Alves
& Sons Remodeling

TOWN OF LUDLOW
TOWN HALL
488 CHAPIN STREET
LUDLOW, MA. 01056

AUGUST 18TH, 2026
PHONE: 1-413-583-5600

INVOICE FOR WORK DONE AUGUST 12TH, 2026. DISASSEMBLED COUNTER TO REMOVE AND REASSEMBLE IN A DIFFERENT LOCATION/OFFICE. ALSO, BUILT A DOOR/ROLLING PARTITION WHICH ACTS AS A BARRIER TO THE PUBLIC IN THE NEW LOCATION.

REMOVED COUNTER FROM HEALTH DEPARTMENT

REINSTALLED COUTER IN THE TREASURER/COLLECTOR'S OFFICE

REINSTALL DOOR HEALTH DEPARTMENT

BUILD AND CONSTRUCT AND INSTALL NEW SWINGING DOOR IN TREASURER/COLLECTOR'S OFFICE

TOTAL LABOR AND MATERIALS...$2,860.00

ANY QUESTIONS PLEASE FEEL FREE TO CALL ABOVE NUMBER FOR CLARIFICATION.

LORI ALVES

Lori Alves

F. ALVES AND SONS REMODELING AND GENERAL CONTRACTING

CELL: 413-896-5811

WE APPRECIATE THE BUSINESS – AND IT WAS GREAT WORKING ON YOUR PROJECT – WE SINCERELY HOPE YOU ARE HAPPY WITH THE WORK / LORI ALVES

OCTOBER 5, 2026 SPECIAL TOWN MEETING

Commonwealth of Massachusetts
Hampden, ss.
To Ms. Kim Batista, Town Clerk, in the Town of Ludlow, Greetings:
In the name of The Commonwealth you are hereby required to notify and warn the voters of said Town, qualified to vote in elections and Town affairs, to meet at the **LUDLOW HIGH SCHOOL** at 500 Chapin Street in said Town, on **MONDAY, OCTOBER 5, 2026, at 7:30PM** to act on the following articles in the warrant.

ARTICLE 1: APPROPRIATE FUNDS FOR UNPAID BILLS FROM PREVIOUS FISCAL YEARS

To see if the Town will vote to raise and appropriate and/or transfer a sum of money for unpaid bills and/or over-expended accounts of previous fiscal years.

Pass any vote or take any action relative thereto. Submitted by the Select Board. A nine/tenths vote is required.

Article 1 Explanation: Unpaid bills prior years: Chapter 44, Section 64 of the Massachusetts General Laws authorizes towns to pay unpaid or over expended bills from a prior fiscal year as presented at the time for the warrant posting. There could be further bills added prior to the Town meeting. We will provide an update, if needed, at Town Meeting. See Attachment A.1.

$187.88	Human Resources Xerox	Printing Charges
$1,037.49	Human Resources Xerox	Printing Charges
$802.25	Human Resources Xerox	Printing Charges
$200	Town Hall VitalShred	Paper Shredding
$399.99	Police Dept. Amazon	Garmin Pro, Dog Training Collar
$3,436	Police Dept. Holyoke Medical Center	Medical Screenings
$5,835	Accounting/Treasurer Dimauro Carpet	Replacement carpeting in Accounting and T/C offices
$473	Fire Dept. NCTI, Shop CPR	Online training, CPR
$618.97	Recreation Coca-Cola Beverages	Drinks/refreshments

\$205.99	Veterans Amazon	File cabinet
\$109.21	Veterans Amazon	Office supplies
\$1,489.99	Veterans Amazon	Office audio/visual equipment
\$386.60	Building Dept. Amazon	Office supplies
\$15,182.37	**TOTAL**	

ARTICLE 2: To see if the Town will vote to transfer and appropriate the sum of $5,250 from the Health Department to become a member of the Pioneer Valley Mosquito Control District pursuant to M.G.L. c. 252, §5A and other applicable sections of said law, or take any action relative thereto.

Pass any vote or take any action relative thereto. Submitted by the Board of Health.

Article 2 Explanation: The Board of Health is requesting an appropriation of $5,250 for the Town of Ludlow to become a member of the Pioneer Valley Mosquito Control District (PVMCD). The District is a regional public health program operating under Massachusetts General Laws Chapter 252 and serving communities throughout the Pioneer Valley.

Membership would provide Ludlow with routine mosquito surveillance during mosquito season. PVMCD staff would establish trapping locations in the community, collect and identify mosquitoes, coordinate laboratory testing for mosquito-borne viruses, and provide surveillance data and weekly reports. This local information would help the Health Department evaluate risk and respond to diseases such as West Nile virus and Eastern equine encephalitis using current, community-specific data rather than relying only on regional findings.

The base membership fee also supports technical assistance, mapping and data analysis, public education, and coordination with state and local public health partners. These services would strengthen the Town's ability to issue timely public guidance, focus prevention efforts where they are most needed, and make informed decisions if mosquito activity or disease risk increases. Approval of this article would give Ludlow an ongoing, data-driven mosquito surveillance resource and improve the Town's ability to protect residents from mosquito-borne illness.

ARTICLE 3: To see if the Town will vote to amend the General Bylaws of the Town of Ludlow by adding a new departmental revolving fund, pursuant to Massachusetts General Laws Chapter 44, Section 53E½, to be known as the "Mill Towns Vaccine Revolving Fund," into which shall be deposited fees, charges, insurance reimbursements, vaccine administration reimbursements, and other receipts received by the Town of Ludlow in connection with vaccine programs and clinics conducted by the Town, including programs and clinics conducted by Ludlow in its capacity as Lead Municipality under the Mill Towns Shared Public Health Services Intermunicipal Agreement; to authorize expenditures from the fund for vaccine purchases and other costs associated with the operation of such programs and clinics;

and to establish the department or official authorized to expend from the fund, applicable reporting requirements, and the fiscal year in which the fund shall begin operating.

Commented [PM1]: Do we need this language? And do I need to include the spending max into this? If so I am thinking $40,000

Pass any vote or take any action relative thereto. Submitted by the Board of Health.

Article 3 Explanation: The Town of Ludlow serves as the Lead Municipality for the Mill Towns Shared Public Health Services Collaborative, which includes Ludlow, Palmer, Warren, and West Brookfield. Through the Collaborative, Ludlow coordinates regional public health services, including vaccine programs and community vaccination clinics.

As Lead Municipality, Ludlow may receive revenue associated with these programs, including insurance reimbursements, vaccine administration reimbursements, participant charges where applicable, and vaccine-specific payments or reimbursements associated with services provided to participating municipalities. These revenues may then be used to purchase vaccines and pay other costs necessary to operate future clinics.

The proposed article would establish a separate departmental revolving fund specifically for these vaccine programs and clinics. Revenue generated by the program would be deposited into the fund and could be used, within the available balance and the annual expenditure limit approved by Town Meeting, to support future vaccine purchases and clinic expenses.

ARTICLE 4: [Data Center Bylaw]

Article 4 Explanation:

ARTICLE 5: [Zoning Bylaws Update]

Article 5 Explanation:

ARTICLE 6: [ADU Bylaw Update]

Article 6 Explanation:

ARTICLE 7: To see if the Town will vote, pursuant to G.L. c. 59, sec. 38H, to authorize the Select Board to negotiate and enter into a personal property tax agreement with the owner, currently known as Ludlow MA West St. Solar LLC, of the 2.7 MW solar photovoltaic energy generating facility located at 155 West Street St. Ludlow(Map 2D Parcel 1), Massachusetts upon such terms and conditions as the Select Board shall deem to be in the best interest of the Town and to authorize the Select Board to take all actions necessary or appropriate to administer and implement such agreement; including but not limited to passing any vote or taking any other action relative thereto

Submitted by the Select Board.

<u>Article 7 Explanation</u>: Approval of this article would authorize the Select Board to negotiate the terms of a payment in lieu of taxes (PILOT) agreement with the owner of this solar energy generating facility. See attached A.7.

~~~~~~

And you are directed to serve this warrant by posting attested copies of the same in seven (7) public places in the Town fourteen (14) days before the time of holding said meeting.

A true copy,

ATTEST:

MANUEL D. SILVA ________________________________CHAIRMAN

WILLIAM ROSENBLUM ______________________________VICE CHAIRMAN

JAMES T. GENNETTE ______________________________

ANTHONY ALVES________________________________

SELECT BOARD, LUDLOW, MASSACHUSETTS, SEPTEMBER 16, 2025

I hereby certify that I have posted the above warrant in seven (7) places in the Town of Ludlow.

____________________ ____________________

Kim Batista, Town Clerk Date
~~~~~~

INFORMATION

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: August 14, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	Christina Dinis
NAME/TYPE OF NEW BUSINESS:	Magnolia Medical Wellness of Ludlow (med spa)
NAME OF OWNER OF BUILDING:	Carlos Branco
ADDRESS OF BUSINESS:	476 East Street
APPROVAL DATE:	August 13, 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

RECEIVED
JUL 28 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 7 / 22 / 2026

Location of Property: (address) 476 East St, Assessors' Map 15D, Parcel 16
Zoning of Property: Bus. A
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): Magnolia Medical Wellness of Ludlow

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: Christina Dinis
Address: 22 Dale Street Ludlow, MA
Phone: 413-388-3359
Fax:
E-Mail: tina@magnolia-medaesthetics.com
Signature: [signature]

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

Salon to Medical Wellness

RECEIVED

JUL 28 2026

LUDLOW PLANNING BOARD

Contact Person (if different):

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

Property Owner (if different):

Name: Carlos Branco
Address: 115 Stivens Terrace Ludlow MA
Phone:
Fax:
E-Mail:
Signature: Carlos Branco

Building Owner (if different):

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

Detailed Description of Proposal: Med Spa run & owned by nurse practitioner - providing medical grade facials, hormone replacement (men/women health) & weight loss management

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

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

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

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

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

For Office Use Only:

Building Commissioner Approval:

Fee Amount Received: 100 Fee Doubled: no
Supporting Documents? YES / NO
Verified By:
Date Received:

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

Memorandum

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

From: PLANNING BOARD

Date: August 14, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Joseph Pessolano

NAME/TYPE OF NEW BUSINESS: Stony Hill Landscaping, LLC (landscaping business)

NAME OF OWNER OF BUILDING: Michael A. Ogoley

ADDRESS OF BUSINESS: 1131 East Street

APPROVAL DATE: August 13, 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

RECEIVED
AUG 03 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 8 / 3 / 2026

Location of Property: (address) ~~1129~~ 1121 East Street, Assessors' Map 31, Parcel 78A
Zoning of Property: Agricultural
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): Stony Hill Landscaping, LLC

Type Of Application (Check All That Apply):
* denotes supplemental application sheet required

Site Plan Control:
X Change of Occupancy
__ Site Sketch
__ Site Plan Approval

Other:
__ Zone Change *5

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)

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: Stony Hill Landscaping, LLC
Address: 1 Leemond Street, Wilbraham, MA 01095
Phone: 413-433-2957
Fax: n/a
E-Mail: joe@gostonyhill.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 tackle shop to landscaping

Contact Person (if different):

Name: Joseph Pessolano
Address: 1 Leemond Street, Wilbraham, MA 01095
Phone: 413-433-2957
Fax: n/a
E-Mail: joe@gostonyhill.com
Signature: [signature]

RECEIVED
AUG 03 2026
LUDLOW PLANNING BOARD

Property Owner (if different):

Name: Michael A. Ogoley
Address: 1 Allen Street, Palmer, MA 01069
Phone: 413-519-0982
Fax: n/a
E-Mail: mikeogoley@comcast.net
Signature: Mikl A Ogoley

Building Owner (if different):

Name: Same as above (Michael A.Ogoley)
Address:
Phone:
Fax:
E-Mail:
Signature:

Detailed Description of Proposal: Change use from retail bait and tackle shop to storage of landscaping equipment owned by applicant. No retail sales and no clients or customers on site. Property being purchased by applicant fromOwner on or by August 18, 2026. No change to the building footprint.

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: [initials]

Fee Amount Received: 100 — Fee Doubled: no
Supporting Documents? YES / NO
Verified By: SD
Date Received: 8/3/26

Ck # 19235

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: August 14, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	Harmit Raval
NAME/TYPE OF NEW BUSINESS:	Liquors 44 (liquor store)
NAME OF OWNER OF BUILDING:	Harmit Raval
ADDRESS OF BUSINESS:	12 Cady Street
APPROVAL DATE:	August 13, 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

RECEIVED
JUL 29 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 7 / 29 / 2026

Location of Property: (address) 12 Cady Street, Assessors' Map 12C, Parcel 42
Zoning of Property: ~~Commercial~~ Business B
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): DBA Name Change request from Pop N' Korke to Liquors 44

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 ✓ DBA Name Change only

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: Harmit Raval
Address: 2 Pond Street, Mendon MA 01756
Phone: (508) 353-4818
Fax: N/A
E-Mail: ravalnitant@gmail.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 liquor store to liquor Store

Contact Person (if different):

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

Property Owner (if different):

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

Building Owner (if different):

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

Detailed Description of Proposal: Change of DBA only. No Change in Corporate owner.

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

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

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

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

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

For Office Use Only:

Building Commissioner Approval: ______________________

Fee Amount Received: 100.00 Fee Doubled: NO
Supporting Documents? YES / NO
Verified By: SD
Date Received: ________

Ck #0492

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

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, September 10, 2026, at 7:00 p.m.** on the application of Kayla Ferreira of **28 Harlan Street,** Ludlow, MA (Assessors' Map 27B, Parcel 97) for: **home office for concrete business.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, September 24, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **08/26/26** & **09/02/26** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board

Town of Ludlow
Office of the Planning Board

August 17, 2026

David Plante
Sewall & Hubbard LLC
122 Sewall Street
Ludlow, MA 01056

RE: Site Plan – 108-122 Sewall Street/120-122 Hubbard Street

Dear Mr. Plante:

Please be advised that at their meeting of August 13, 2026, the Planning Board voted to approve the Site Plan for 108-122 Sewall Street/120-122 Hubbard Street (update existing site plan).

The Board also approved the waiver request for 7.1.5 Required Site Plan Contents: o. Additional Requirements: 1. Lighting Plan with Luminaire Schedule, prepared by an engineer; 2. Elevations showing the front, rear, and sides of the building design; 3. Signage design with dimensions and locations; and 5. Traffic Study.

If you have any questions, please contact this office.

Sincerely,

Susan Urban
Administrative Assistant

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

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

Town of Ludlow
Office of the Planning Board

August 17, 2026

Mr. John Garcia
P.O. Box 468
Ludlow, MA 01056

RE: Site Sketch – 37 Letourneau Lane

Dear Mr. Garcia:

Please be advised that at their meeting of August 13, 2026, the Planning Board voted 3-0 to approve the Site Sketch for 37 Letourneau Lane (update existing site plan to show proper parking).

The Board also approved the waiver requests of a full registered site plan in favor of a sketch, and of the public hearing.

If you have any questions, please contact this office.

Sincerely,

Susan Urban

Susan Urban
Administrative Assistant

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

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

SB.

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

RECEIVED
TOWN CLERK'S OFFICE
2026 AUG 14 A 10:55
TOWN OF LUDLOW

NOTICE OF DECISION
SPECIAL PERMIT

DATE: August 14, 2026

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Michael Modzelewski
147 Kendall Street, Ludlow, MA

Following a duly advertised public hearing held on **August 13, 2026,** the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **August 13, 2026,** with the following members present: ***Raymond Phoenix, William Ellison, Kathleen Houle, Haley Rivers, voted 4-0*** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **landscaping 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** **Kathleen Houle** **Haley Rivers, Associate Member**		**Christopher Coelho**

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: **August 14, 2026**

Susan Urban

Susan Urban, Administrative Assistant

SB.

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

RECEIVED
TOWN CLERK'S OFFICE
2026 AUG 14 A 10:56
TOWN OF LUDLOW

NOTICE OF DECISION
SPECIAL PERMIT

DATE: August 14, 2026

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Ursula Knolton
115 Prospect Street, Ludlow, MA

Following a duly advertised public hearing held on **August 13, 2026,** the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **August 13, 2026,** with the following members present: ***Raymond Phoenix, William Ellison, Kathleen Houle, Haley Rivers, voted 4-0*** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **interior design office.**

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** **Kathleen Houle** **Haley Rivers, Associate Member**		**Christopher Coelho**

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: **August 14, 2026**

Susan Urban

Susan Urban, Administrative Assistant

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

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, September 24, 2026, at 7:00 p.m.** on the application of Manuel Santos of **492 Miller Street,** Ludlow, MA (Assessors' Map 25A, Parcel 10) for: **office for construction business.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, October 8, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **09/09/26 & 09/16/26** 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