

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.

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10/5/26 8:17
TOWN OF LUDLOW

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.

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

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|---------------------------|--------------------------|-------------------------------|
| \$205.99                  | Veterans<br>Amazon       | File cabinet -                |
| \$109.21                  | Veterans<br>Amazon       | Office supplies               |
| \$1,489.99                | Veterans<br>Amazon       | Office audio/visual equipment |
| \$386.60                  | Building Dept.<br>Amazon | Office supplies               |
| <b><u>\$15,182.37</u></b> | <b><u>TOTAL</u></b>      |                               |

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**ARTICLE 2:** To see if the Town will vote to transfer and appropriate a certain sum of money (est. \$5,250) from the Health Department to fund membership in the Pioneer Valley Mosquito Control District pursuant to M.G.L. c. 252, §5A and other applicable sections of said law.

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.*

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**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," pursuant to the Mill Towns Shared Public Health Services Intermunicipal Agreement, 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

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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 amend Sec. II-42. of the General Bylaws, entitled "Departmental revolving funds, Table: Revolving Funds" to establish: 1) the department, board, committee, agency or officer authorized to spend from fund; 2) the fees, charges or other receipts credited to fund; 3) the program or activity expenses payable from fund; 4) the restrictions or conditions on expenses, if any, payable from fund; 5) any other requirements/reports; 6) applicable fiscal years; 7) the spending limit from such fund.

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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.

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**ARTICLE 4:** To see if the Town will vote to amend the existing Zoning Bylaws of the Town of Ludlow by making certain recodifications, revisions, amendments and restructuring as shown on the proposed version on file with the Town Clerk entitled "Reorganized Ludlow Zoning Bylaws," or take any action relative thereto.

Article 4 Explanation: Through a grant, the Town was able to work with a consultant to re-organize the town's zoning bylaw into a more user-friendly format. There are no substantive changes to the bylaws; rather, reorganization, reordering, and renumbering of existing provisions are intended to make the bylaw more readable and more user-friendly.

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**ARTICLE 5: ZONING BYLAW AMENDMENT – DATA CENTERS**

To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow by: (1) inserting into the Table of Principal Uses a new row under the category of "Industrial Uses", which row shall correspond to the use of "Large-Scale Data Centers", and to insert the letter "N" in each resulting column to signify that the use of "Large-Scale Data Centers" is prohibited in every zoning district within the Town of Ludlow; and (2) inserting the following definitions of "Data Centers" and "Large-Scale Data Centers" into the Definitions article of the Zoning Bylaws (to be inserted alphabetically by the Town Clerk):

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DATA CENTERS: A building or series of buildings where the primary intended use is the commercial housing, operation, or support of servers, storage systems, networking equipment, and related computing infrastructure and equipment necessary for storing, processing, and distributing data and applications, but excluding Large-Scale Data Centers.

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LARGE-SCALE DATA CENTERS: A data center that consumes more resources and increases public utility demand beyond the scope reasonably expected of other uses in a given zoning district or neighborhood. Such data centers include but are not limited to AI or Cloud data centers using advanced features or intended for large-scale data warehousing, but do not include enterprise data centers that are typically owned, operated, and located on a given campus and tailored to serve only internal users.

or take any action relative thereto.

*Article 5 Explanation: Communities across the Commonwealth are concerned that large-scale data centers put a strain on services such as electricity and water usage. A prohibition on large-scale data centers will prevent the construction of these projects in the Town of Ludlow and thereby avoid the resulting strain on resources while not outright prohibiting data centers that do not overburden resources.*

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**ARTICLE 6: ZONING BYLAW AMENDMENT – ACCESSORY DWELLING UNITS**

To see if the Town will vote to amend Zoning Bylaws of the Town of Ludlow as follows (deleting the text marked with a strike-through and adding the bolded text):

**Parking.**

1. One (1) off-street parking space must be provided for all ADUs, **unless any portion of the lot is located within a 0.5 mile radius of a Transit Station as specified in 760 CMR 71.00 et seq., in which case no additional on-street or off-street parking is required.** Parking, when required, may be in a driveway or a garage.

or take any action relative thereto.

*Article 6 Explanation: At the May 12<sup>th</sup> 2025 Town Meeting, a zoning bylaw amendment was approved regarding Accessory Dwelling Units. The 2025 amendment received partial acceptance from the Attorney General's office. This proposed amendment would address the prior concern of the Attorney General.*

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**ARTICLE 7:** To see if the Town will vote, pursuant to G.L. c. 59, sec. 38H and/or any other applicable statute, 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

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such agreement; including but not limited to passing any vote or taking any other action relative thereto

Submitted by the Select Board.

Article 7 Explanation: 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.

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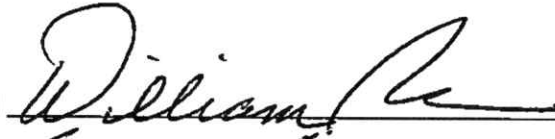
2026 SEP 18 A 8:17

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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,

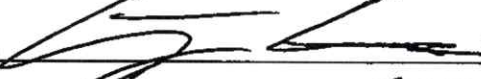
ATTEST:

WILLIAM ROSENBLUM



CHAIRMAN

ANTHONY ALVES

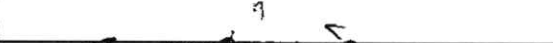


VICE CHAIRMAN

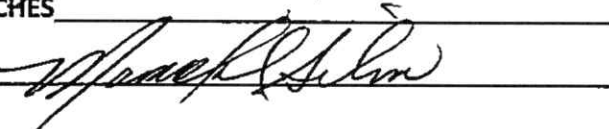
JAMES T. GENNETTE



ANTONIO SANCHES



MANUEL SILVA

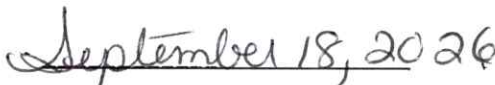


SELECT BOARD, LUDLOW, MASSACHUSETTS, SEPTEMBER 15, 2026

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



Kim Batista, Town Clerk



Date