The Meeting of the Board of Selectmen held on Tuesday, October 27, 2020 began at 6:00 p.m. Remote participation due to COVID-19.

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Members Present: Manuel Silva, Chairman, Derek DeBarge, Antonio Goncalves, and William Rosenblum

First Order of Business: The Pledge of Allegiance

Visitations:

Mr. Silva turned the meeting over to Vice Chairman Mr. Rosenblum.

6:15 p.m. – MDS Auto Sales Hearing Class II - New Class II Motor Vehicle License

Mr. Rosenblum: It is approximately 6:15 p.m. and we are going to open the meeting for MDS Auto Sales Hearing II for a New Class II Motor Vehicle License.

Mr. DeBarge: Mr. Vice Chairman.

Mr. Rosenblum: Yes.

Mr. DeBarge: I make a motion to open a hearing at 6:15 p.m.

Mr. Goncalves: Second.

Mr. Rosenblum: Motion has been made and seconded. Mr. Goncalves?

Mr. Goncalves: Yes.

Mr. Rosenblum: Mr. DeBarge?

Mr. DeBarge: Yes.

Mr. Rosenblum: Passes 3-0. Mr. Silva.

Mr. Silva: Abstain.

Mr. Rosenblum: Motion passes 3-0-1.

Mr. Silva: Ok, yes this is an actual transfer of a license from Center Street that was being operated by the Torretti's and they have notified me that they are not interested in continuing the license so we worked out something where I would be transferring it over to 1085 Center Street. Everything...all of the procedures have been done through the Planning Board. The site plan has been reviewed by the Planning Board, signed by the Planning Board and the delineations have all been spelled out. So, virtually it is an industrial property as you know you can only have licenses on industrial property in this community so all the proper channels have been addressed. Now the final one is the Board to approve the actual transfer.

Mr. Goncalves: Mr. Vice Chair.

Mr. Rosenblum: Mr. Goncalves.

Mr. Goncalves: How many cars is the license for?

Mr. Silva: The license says 22 I believe.

Mr. Goncalves: Up to 25 on the lot. Something like that.

Mr. Silva: Yes. (pointing at the site map) Display is 24 on the side there.

Mr. Rosenblum: For anybody that is listening or watching, that location is up by the old, up by Compass.

Mr. Silva: Yea, Compass does...it was an old manufacturing building that they purchased, Mr. Salvador and the Rodrigues and they currently actually do some duct work for his heating business over there and

we will be taking over the corner office. They have other offices with garages underneath. Everything works well.

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Mr. Rosenblum: And also, yes, I do have the abutter list with all the certified mail receipts that all of the abutters have been notified.

Mr. Silva: I don't know if anybody has called in or anything with any questions?

Mr. Rosenblum: No one has called in.

Mr. Silva: I know during the Planning Board hearing some of the abutters, most, all of the abutters did come in on the line and had some questions, concerns and we addressed them all.

Mr. Rosenblum: So, at this point we see no concerns. Does anyone else have any other questions or...?

Mr. Goncalves: No, Mr. Vice Chairman. I'm quite familiar with the property and I don't see it as any issue whatsoever, it's pretty tucked off the road. There's plenty of time for cars to turn in and turn out. There are no safety issues there of any kind. Um, a pretty wide-open piece.

Mr. Silva: To address the safety, the Safety Committee did submit a letter that there were no issues.

Mr. Rosenblum: I need a motion.

Mr. DeBarge: I have reviewed the information and have no issues with it. Mr. Vice Chairman I make a motion that we approve the exchange of Class II motor vehicle license.

Mr. Goncalves: Second.

Mr. Rosenblum: Motion has been made and seconded.

Mr. DeBarge: Transfer. The transfer of the Class II motor vehicle license.

Mr. Rosenblum: Motion has been made and seconded. Mr. Goncalves?

Mr. Goncalves: Yes.

Mr. Rosenblum: Mr. DeBarge?

Mr. DeBarge: Yes.

Mr. Rosenblum: Mr. Rosenblum? Yes. Mr. Silva abstains.

Mr. Silva: Abstain.

Mr. Rosenblum: The motion passes 3-0-1. And at this point.

Mr. DeBarge: Mr. Chairman, I make a motion that we close the public hearing at 6:19 p.m.

Mr. Goncalves: Second.

Mr. Silva: Thank you gentlemen. Good evening.

Mr. DeBarge: See ya.

Mr. Rosenblum: Motion has been made and seconded. Mr. Goncalves?

Mr. Goncalves: Yes.

Mr. Rosenblum: Mr. DeBarge?

Mr. DeBarge: Yes.

Mr. Rosenblum: Mr. Rosenblum? Yes. Mr. Silva abstains. 3-0-1.

6:20 p.m. – Thomas R. Reidy, Esq. - Winn Development/Ludlow Mills and Lauren Canepari – Winn Development Ludlow Mills

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Attorney Reidy and Ms. Canepari from Winn Development appeared before the Board to discuss the potential redevelopment of Mill 8 which Winn describes as Ludlow Mill I at Ludlow Mills. Attorney Reidy stated they are in a pre-application process with DHCD which is looking for their 2020-2021 winter funding round. Attorney Reidy stated it is a competitive bidding process in which they put together a pre-application to be submitted by October 30, 2020 in the hopes of continuing on in the process. Attorney Reidy stated part of the process is providing evidence of potential municipal funding. Attorney Reidy stated he is not expecting any concrete promises from the Town at this time however, he emphasized the Town did give a $300,000 loan out of its 30R funds for Mill 10.

Ms. Canepari, who will be managing the project, provided a slide presentation of proposed features and landscape of the potential redevelopment of Ludlow Mills II (Mill 8 Apartments) before the Board. Ms. Canepari stated the same design team used for the Mill 10 Apartments will be used for the Mill 8 project. Ms. Canepari stated the proposed Mill 8 Apartments will consist of 95 units for tenants ages 55+ with a mix of affordable and unrestricted units consisting of one and two bedrooms as well as amenity space. Ms. Canepari stated the development will also have 43,000 sq. ft. of commercial space to be owned and operated by Westmass. Ms. Canepari stated this will also be a historic rehabilitation to include a full restoration of the exterior including the clock tower.

Ms. Canepari reiterated the pre-application to DHCD is due October 30, 2020 and if successful, the full application for financing and credits will be due January 20, 2021. Ms. Canepari stated part of the pre-application asks if the Town will be contributing matching funds to the deal and how much. Ms. Canepari stated DHCD just wants to see that the Town is invested and wants this project to succeed. Ms. Canepari stated they are expecting the project to go through, should receive an award around June-July 2021, will close by the end of 2021, and start construction which should last approximately 18 months until completion.

Mr. Goncalves asked if the affordable units will be credited against our 40B quota. Attorney Reidy stated those units will be credited to our 40B quota.

Mr. Silva asked if this project will generate jobs for Ludlow residents. Ms. Canepari stated the project will generate jobs with many of them being generated by the proposed commercial space as well as construction.

Mr. Silva asked if there will be enough parking. Ms. Canepari and Attorney Reidy illustrated how there will be enough parking available for both residents and commercial retail.

Mr. Goncalves asked if local preference will be given to Ludlow residents. Attorney Reidy stated approximately 70% is the allowable local preference and if it is an option through this program, it will be explored. Ms. Canepari also stated applicants on the waiting list of Mill 10 will also be given preference.

Mr. DeBarge stated he has been involved with this project from the inception, is excited and is impressed with the project however, the Town is not able to commit financially especially since not knowing the status of the budget for fiscal year 2022.

Attorney Reidy stated he is only seeking a broader indication that the Town is in support of the project and would be willing to consider providing matching funds if the project was approved and the Town's budget would allow.

Moved by Mr. Goncalves, seconded by Mr. Rosenblum to provide a letter of support to the Winn Companies with respect to the proposed Mills 8 development and to demonstrate our financial support as indicated by the passage of our recent half a million-dollar DIF program and where possible to assist financially going forward. Motion carried 4-0 all in favor.

Correspondence:

239. Louis Gilli, Environmental Engineer, Massachusetts Municipal Wholesale Electric Company (MMWEC) – notifying the Board MMWEC will be conducting its quarterly pipeline inspection during October through December this year. MMWEC will contact landowners on West Street and Booth Street directly before work begins for DCD box upgrades.

Moved by Mr. Goncalves, seconded by Mr. Rosenblum to file. Vote 4-0. All in favor.

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240. Kathleen L. Bernardo – letter of resignation from the Zoning Board of Appeals effective immediately.

Mr. Goncalves read the letter of resignation and stated the Zoning Board and the Town will miss Ms. Bernardo and thanks her for her 15 years of service.

Mr. DeBarge stated he is in awe of Ms. Bernardo's knowledge and work with the Zoning Board of Appeals. Godspeed to her.

Moved by Mr. Rosenblum, seconded by Mr. Goncalves to accept the resignation of Kathleen L. Bernardo and to advertise the position. Vote 4-0. All in favor.

241. Jaklyn Centracchio, PE, PTOE, Senior Project Engineer, BETA Group, Inc. – notifying the Board all traffic signal related items listed as part of the original signal inspection letter dated June 16, 2020 have been completed and found satisfactory.

Mr. DeBarge stated the timing of the light at Harding and Center Streets needs to be addressed because it causes a safety hazard.

Ms. Villano stated it encompasses all the intersections for the Center Street Project.

Mr. Goncalves stated he was told whatever the presets were for those lights need to stay the way they are and afterwards will be revisited.

Mr. Rosenblum stated the timing of the light making a left onto the Turnpike at that intersection needs to be addressed and is hazardous.

Moved by Mr. Rosenblum, seconded by Mr. DeBarge to file. Vote 4-0. All in favor.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to allow Ms. Villano to write a letter on the Board's behalf to Mass DOT District 2 and request timing adjustments be made on the lights near the intersection of Harding and Center Streets. Vote 4-0. All in favor.

242. Eversource – request to install and replace poles on West Street - Board to schedule a public hearing.

Moved by Mr. DeBarge, seconded by Mr. Rosenblum to schedule a public hearing at the request of Eversource to install and replace poles on West Street. Vote 4-0. All in favor.

243. Eversource – request to install a pole on West Street for solar interconnection - Board to schedule a public hearing.

Moved by Mr. Rosenblum, seconded by Mr. Goncalves to schedule a public hearing at the request of Eversource to install a pole on West Street for solar interconnection. Vote 4-0. All in favor.

244. Megan Hansen – request to be appointed as a Democratic poll worker. ~~Democratic Town Committee Chairman recommends appointment.~~

Moved by Mr. Goncalves, seconded by Mr. Rosenblum to table until further information is received. Vote 4-0. All in favor.

245. Board to discuss a dog complaint against dogs housed at 62 Minechoag Hts. DeeAnn Smith, Animal Control Officer, Ludlow – notifying the Board of her opinions/suggestions regarding the dog owners at 62 Minechoag Heights, Ludlow.

Moved by Mr. DeBarge, seconded by Mr. Goncalves to schedule a hearing with the dog owners at 62 Minechoag on December 8th. Motion carries 4-0. All in favor.

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Moved by Mr. DeBarge, seconded by Mr. Goncalves to have DeeAnn Smith, ACO to notify Mr. & Mrs. Ruscio that there cannot be one other incident with their dogs from now until the December 8th hearing or there will be further action taken. Motion carries 4-0. All in favor.

Unfinished Business:

Moved by Mr. DeBarge, seconded by Mr. Rosenblum to approve and sign the Memorandum of Agreement between the Town of Ludlow and L.A.T.O.S.S. Vote 4-0. All in favor.

Moved by Mr. DeBarge, seconded by Mr. Rosenblum to approve and sign Memorandum of Agreement between the Town of Ludlow and the Local 98 (Department of Public Works). Vote 4-0. All in favor.

Moved by Mr. DeBarge, seconded by Mr. Rosenblum to approve and sign the contract between the Town and Stryker for the purchase of power lift stretchers for the Fire Department which was paid through a grant. Vote 4-0. All in favor.

Moved by Mr. DeBarge, seconded by Mr. Goncalves to approve and sign the Construction Easement Agreement between the Town and Westmass Area Development Corp. for the Riverside Drive project. Vote 4-0. All in favor.

Ms. Villano provided the Board with an update of the Riverside Drive Project. Ms. Villano stated the project has gone out to bid, a mandatory pre-bid meeting was held with the vendors, the opening has been delayed until November 9, 2020 and the addendums needed to be filed.

Mr. Rosenblum read and the Board discussed the Microenterprise Assistance Grants that are available to small businesses and the advertisement will be posted on the Town website.

The Board discussed the Community Compact Connector: Small Business Grants now open and will be posted on the Town website.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to approve and sign Selectmen Meeting Minutes of June 16, 2020. Members present were Chairman DeBarge, Mr. Goncalves, Mr. Rosenblum and Mr. Silva. Vote 4-0. All in favor.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to approve and sign Selectmen Meeting Minutes of July 14, 2020. Members present were Mr. DeBarge, Mr. Goncalves, Mr. Rosenblum and Chairman Silva. Vote 4-0. All in favor.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to approve and sign Selectmen Meeting Minutes of July 21, 2020. Members present were Mr. DeBarge, Mr. Goncalves, Mr. Rosenblum and Chairman Silva. Vote 4-0. All in favor.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to approve and sign Executive Session Minutes of August 25, 2020. Members present were Chairman Silva, Mr. DeBarge, Mr. Goncalves, and Mr. Rosenblum. Vote 4-0. All in favor.

Moved by Mr. Goncalves, seconded by Mr. DeBarge to approve and sign Executive Session Minutes of September 1, 2020. Members present were Chairman Silva, Mr. DeBarge, Mr. Goncalves, and Mr. Rosenblum. Vote 4-0. All in favor.

New Business:

The Board discussed the Cultural Council posted vacancies and expressed the need for applicants. Ms. Villano stated an individual can only serve so many terms and has been informed there are only three

members left, three to four members anticipate leaving, they have no current chair, and need to reorganize.

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The Board discussed the letters of interest received from residents to serve on the Pond Management Committee.

Ms. Villano stated two are currently serving and nine residents have expressed interest to serve on the committee.

Moved by Mr. DeBarge, seconded by Mr. Rosenblum to appoint all resident applicants who submitted written interest and send a thank you letter to Mr. Middleton for his interest. Vote 4-0. All in favor.

The Board discussed the Massachusetts Drought Flyer Alert. The Board advised residents to conserve water since Western Mass. remains at a Level 2 significant drought area.

Moved by Mr. Rosenblum, seconded by Mr. DeBarge to approve and have the Chairman sign the three-year audit engagement letter between Melanson and the Town. Vote 4-0. All in favor.

The Board discussed the appointment of DeeAnn Smith as the Animal Control Officer to be effective Oct. 15, 2020 and the resignation of Anne Turcotte and Tammy Turcotte from the paid and volunteer positions.

Moved by Mr. Goncalves, seconded by Mr. DeBarge based on the recommendation of the Human Resources Director to appoint DeeAnn Smith as the Animal Control Officer effective October 15, 2020, to accept the resignations of Anne Turcotte and Tammy Turcotte from the paid and volunteer positions and send thank you letters to them for their service. Vote 4-0. All in favor.

Board perused Selectmen Meeting Minutes of June 22, 2020.

Board to perused Selectmen Meeting Minutes of August 25, 2020.

Closing Comments:

Mr. Rosenblum stated he does not feel it is within his scope to cancel Halloween. Mr. Rosenblum advised residents to do what they feel is in their comfort level and anyone who does not wish to participate should turn their lights off and follow the suggested CDC guidelines.

Mr. Goncalves advises residents to have a safe Halloween, notified residents of recent car break-ins and urged residents to lock their doors. Mr. Goncalves suggested if any residents have any camera footage of suspicious activity to please provide the information to the police. Mr. Goncalves also advised residents to have a safe Halloween, stay safe and wear masks.

Mr. DeBarge stated the Ludlow CARES Coalition Red Ribbon week runs from October 23 through October 31. Mr. DeBarge encouraged residents to talk to children and loved ones about drug prevention and abuse. Mr. DeBarge stated more information is available at www.ludlowcarescoalition.org and to click on the Red Ribbon tab to explore the links about drug prevention and abuse. Mr. DeBarge stated he was recently a judge for the Randall's Scarecrow Contest. Mr. DeBarge believes the tractor trailer signs need to continue to be put back in the area of Chapin, Swan, and Harding Streets. Mr. DeBarge advised to have a safe Halloween, adhere to the proper precautions, and have fun.

Mr. Silva advised residents they can be added or deleted from receiving the weekly Town calls. Mr. Silva advised residents to have a safe Halloween.

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Moved by Mr. Rosenblum, seconded by Mr. DeBarge to adjourn the meeting and enter into Executive Session at 7:31 p.m. for the purposes of discussing strategy and negotiations for the Dispatch union contract, a pending litigation matter, and not return to open session. Vote 4-0. All in favor.

Ludlow Board of Selectmen

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