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TOWN OF LUDLOW

Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, October 20, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

Members Absent: William Rosenblum

First order of business: Pledge of Allegiance

Mr. Alves: 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. – Fulcrum Energy Solutions – To discuss potential EV charging stations around Town. They did not show.

6:00 P.M. – Mr. Mike Kelliher provided a closeout presentation on the Harris Brook Elementary School project, noting that the final MSBA reimbursement of approximately $1.4 million was received over the summer, completing the state closeout process. He reviewed the original project budget presented to Town Meeting, which totaled $59,951,000, including construction, fees, contingencies, and the administration building. He reported that the final project cost was $53,656,904, approximately 10.5 percent under budget. The MSBA ultimately contributed $27,180,245, with the Town's share totaling $26,476,659, resulting in a nearly 50/50 split between state and local funding.

Mr. Kelliher said the project benefited from favorable timing, as major materials such as steel and windows were purchased before the COVID-19 pandemic caused significant construction cost increases. He stated that the project was completed on time and under budget and credited the successful outcome to careful management throughout the process. He explained that the final step is the issuance of permanent bonds now that the MSBA audit and closeout process has been completed. The School Committee has formally dissolved the Building Committee.

In response to questions, Mr. Kelliher confirmed that the reported project costs include the administration building. He also explained that the Town was unable to issue final bonds earlier because the MSBA retains the final five percent of grant funding until the project is fully audited and closed out. He noted that some grant reimbursement was excluded due to MSBA reimbursement limits on certain costs, including portions of site work and the administration building, but the Town still received nearly the maximum reimbursement available under the grant program.

The discussion also touched on the value of long-range planning. Mr. Kelliher recalled that both the Harris Brook School project and the Senior Center project were reviewed through the Long-Range Planning Committee process. He expressed support for reactivating that committee, noting that it helped evaluate major capital projects, funding strategies, OPEB obligations, roadwork, and other long-term infrastructure needs. He said the school project

alone involved roughly a decade of work from the first Building Committee meetings to project completion, with several years of planning preceding the Town's acceptance into the MSBA program.

6:30 P.M. – Frederick Szlosek Jr, D & S Plumbing.
Mr. Alves presented Mr. Frederick Szlosek Jr. with a Select Board Certificate of Recognition upon his retirement from D & S Plumbing and Heating Company. Mr. Alves read the citation, which recognized Mr. Szlosek as a lifelong Ludlow resident and steward of a 94-year family business legacy. The citation highlighted his 51 years of service to the community, his work as a master plumber, his service as a Navy veteran, and his time as a Lieutenant with the Ludlow Special Police. The Board expressed its appreciation for his decades of dedication to the Town and wished him a long, healthy, and enjoyable retirement. Mr. Szlosek thanked the Board for the recognition. Mr. Sanches also expressed his appreciation for Mr. Szlosek's years of service and echoed the sentiments contained in the citation.

6:45 P.M. – Information Session Regarding Updated Entertainment License.
The Select Board continued its discussion of proposed revisions to the annual entertainment license application. Mr. Alves explained that the intent of the changes was not to create hardships for businesses but to gather more detailed information to better inform the Board's licensing decisions. He noted that the proposal had been revised several times and scaled back from earlier versions, and that if the Board could not reach agreement on the changes, the current application would remain in place.

Mr. Sanches stated that the revised application largely mirrors the existing form while adding modest enhancements, including sections identifying indoor and outdoor entertainment, amplified or non-amplified music, dancing, and more detailed information regarding days and hours of operation. Mr. Silva noted that earlier concerns about the application being too burdensome had been addressed and expressed interest in hearing feedback from the public.

Mr. Gennette explained that the revisions stemmed from questions raised by a resident regarding the Select Board's authority to issue, regulate, or revoke entertainment licenses. He stated that the existing application provided little information on which to base licensing decisions and believed the revised application would give the Board greater clarity and flexibility when addressing entertainment-related issues. Mr. Sanches further outlined the specific changes, including the consolidation of certain sections and the addition of contact information fields and checkboxes to identify various forms of entertainment.

Chief Brennan commented that the revised application was more concise and would help the Board better understand the type of entertainment being approved. He noted that the current license is broad and can make enforcement difficult because it covers a wide range of activities. He also stated that the proposed revisions would allow for better consideration of factors such as indoor versus outdoor entertainment and consistency with the Town's noise bylaw. Chief Brennan added that the application appeared comprehensive and appropriately distinguished between different forms of entertainment.

During public comment, Antonio Tavares of Villa Rose Restaurant and the Ludlow Country Club asked whether the changes applied to indoor, outdoor, or both types of entertainment. Mr. Alves explained that the application would cover all entertainment activities and was intended to collect additional details rather than change existing policies. Ken Rickson of the Ludlow Elks raised concerns about identifying specific days and hours for entertainment when future rentals and activities are unpredictable. Mr. Sanches noted that applicants currently provide similar information and that the revised format simply organizes it more clearly. Mr. Alves suggested applicants identify the maximum anticipated scope of activities to avoid frequent amendments.

Mike Rodrigues of Vanished Valley Brewing asked how differing indoor and outdoor entertainment hours would be represented on the application. Mr. Alves, Mr. Sanches, and Chief Brennan explained that separate indoor and outdoor hours could be listed and reviewed independently by the Board.

Residents Elita Vale and Leana Vale asked questions regarding the Board's authority to revoke or modify entertainment licenses and whether the revised application would help address long-standing neighborhood concerns regarding outdoor entertainment. Board members explained that the proposed changes would allow greater flexibility to place conditions on or limit specific forms of entertainment, particularly outdoor activities, while still protecting businesses from arbitrary actions. Mr. Gennette emphasized that any enforcement action would require documented and substantiated concerns and that the Board must balance the interests of businesses, residents, and the Town's legal responsibilities.

Additional discussion focused on insurance requirements contained within the application. Mr. Rickson sought clarification on the type of insurance documentation required, while Mr. Gennette questioned the necessity of including certificates of insurance as part of the entertainment licensing process. Chief Brennan advised that further guidance from Town Counsel would be appropriate.

In closing, Board members reiterated that the goal of the revised application is to better balance the interests of residents and businesses while providing the Select Board and Police Department with clearer information for licensing and enforcement decisions. The Board indicated that additional minor revisions would be made before bringing the proposed application forward for a vote at a future meeting.

7:15 P.M. – Quarterly Update.
DPW Director Tomas provided an update on department activities and upcoming projects. He reported that paving work will be completed on the remaining side of Center Street between Booth Street and 1034 Center Street, complementing roadway restoration work already performed by the gas company following recent gas main installation. Officials clarified that the full street is not being repaved with town funds, as the gas company has already paid for its required roadway restoration.

The department is also preparing to pave Bartlett Street and Lafayette Lane, two unaccepted roads that have required repeated grading and maintenance due to poor conditions. Funding for the project will come from the town's road maintenance budget using approximately $45,000 received from the gas company in lieu of making roadway repairs. Officials explained that while Chapter 90 funds cannot be used on unaccepted roads, local funds may be used for maintenance and improvements. The long-term goal is to bring these roads to an acceptable condition and formally accept them so they may qualify for future Chapter 90 funding.

Additional road projects related to utility work are planned throughout town. Roads impacted by Eversource gas projects, including East Street, will be restored or repaved. Lower Whitney Street and Meadow Street paving has been delayed until utility work associated with nearby developments is completed. Ridgeview Circle and Cady Street paving projects have also been postponed to allow for additional gas infrastructure work and resident service connections.

Mr. Tomas reported that roadway line painting will be completed on several streets, including Chapin Street, Center Street, Holyoke Street, and portions of Cady Street. The department has also been using its recently purchased line-painting machine to refresh crosswalks, school zone markings, parking lots, and other town facilities.

Department activities continue across multiple divisions. Parks staff are winterizing facilities, maintaining fields, and preparing grounds for colder weather. Forestry crews remain busy responding to ongoing tree work requests, while highway crews continue pothole repairs, catch basin and manhole rehabilitation, and stump grinding projects. DPW staff have also completed improvements to the Ludlow Police Department shooting range.

At Reservoir Cemetery, officials discussed long-term plans for expansion, including the possibility of constructing a cremation wall in an area unsuitable for traditional burials because of rocky conditions. Revenue generated from cemetery lot sales will support future development. Officials also noted that recent parking improvements and no-parking restrictions have reduced complaints regarding traffic and parking at the cemetery.

Construction continues at Whitney Park, where a new playground is nearing completion. Officials reported that the project includes upgraded play equipment, lighting improvements completed at no cost to the town through coordination with Eversource, ADA-accessible pathways and surfacing, handicap parking, and accessible picnic areas. A separate area designed for younger children is also planned.

Updates were provided on several capital projects. Work at the Senior Center remains on hold while engineering revisions are made to the carport design. The library parking lot striping project is expected to be completed before the end of the construction season. Regarding the West Street Bridge, officials explained that the project remains under MassDOT Chapter 85 review. Springfield continues to lead the engineering and permitting process, with hopes that the state will ultimately assume the repair costs. Officials cautioned that bridge repairs will be a lengthy project once approved.

Looking ahead, the department plans to begin discussing next year's Chapter 90 projects during the winter months to allow paving work to begin earlier in the construction season. Sewer maintenance activities continue throughout town, including regular flushing of problem areas and preparation for winter conditions.

Mr. Tomas also reported that the DPW has experienced several staffing changes due to retirements and employee departures but has made internal adjustments and is actively filling vacancies. Select Board members thanked DPW staff for their responsiveness and ongoing efforts, noting that community feedback regarding department performance has become overwhelmingly positive and that residents have expressed appreciation for the improved appearance and maintenance of town facilities and infrastructure.

7:30 P.M. – CARES Coalition.
Mr. Leonczyk thanked the Board for the opportunity to present and recognized Amy for accommodating his schedule. He provided an overview of upcoming Red Ribbon Week activities, explaining that Red Ribbon Week is the nation's largest drug prevention and awareness campaign focused on education, prevention, and healthy decision-making. This year's observance runs from October 23 through October 31 and will kick off with a presentation by Higher Impact, a Texas-based group that delivers engaging, age-appropriate programs for elementary students promoting healthy choices, respect for oneself and others, and anti-bullying messages.

Mr. Leonczyk highlighted the community's support for the initiative, including the boys' soccer team, led by Coach Kolodziey, who assisted with hanging red ribbons throughout town alongside members of LHS CARES and Ron Hokkinson. He noted that Ludlow CARES continues to provide educational materials and activities for students at every school level, with the goal of encouraging discussions at home between children and their parents or caregivers about substance abuse prevention and healthy choices.

Additional activities planned for the week include a poster contest at the Boys & Girls Club, where winning artwork may be submitted to the national Red Ribbon Week organization for consideration as a future campaign theme. Mr. Leonczyk also noted that Ludlow CARES participated in the recent Police and Fire Department open house to help promote Red Ribbon Week and community awareness efforts. CARES will also participate in the upcoming Rag Shag Trunk or Treat event by providing information and distributing materials.

Mr. Leonczyk emphasized the importance of prevention efforts among middle and high school students, particularly in addressing ongoing concerns such as vaping and absenteeism. He noted that members of the Michael J. Dias Foundation regularly speak with high school students to share personal experiences related to substance use and recovery, providing impactful real-life perspectives. Board members praised the work of the CARES Coalition, particularly the high level of student involvement at Ludlow High School. Mr. Leonczyk credited Ron Hokkinson for his leadership of the student group and described student-led initiatives, including public service announcements and the Mental Health Fair, which featured multiple informational booths and was organized largely by students.

Board members also discussed the complementary roles of prevention and recovery organizations in the community, recognizing both Ludlow CARES and the Michael J. Dias

Foundation. Mr. Silva noted the recent opening of the foundation's third recovery house, which serves women, and Mr. Leonczyk acknowledged the achievement as an important milestone that addresses a community need.

In response to a question regarding the Rag Shag parade and Trunk or Treat event, Mr. Leonczyk stated that the parade begins at Town Hall and noted that more than 20 trunks are expected to participate this year. He added that the event typically attracts approximately 600 children and family members.

Town of Ludlow Massachusetts, Office of the Select Board, Red Ribbon Week Proclamation 2026: Whereas alcohol and drug abuse in this nation have reached epidemic stages; and Whereas it is imperative that visible unified prevention education efforts by community members be launched to eliminate the demand for drugs; and Whereas the National Red Ribbon Campaign offers citizens the opportunity to demonstrate their commitment to drug free lifestyles, no use of illegal drugs, no illegal use of legal drugs; and Whereas the National Red Ribbon Campaign will be celebrated in every community in America during Red Ribbon Week, October 23rd through 31st; and Whereas business, government, parents, law enforcement, media, medical institutions, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy drug-free lifestyles by wearing and displaying red ribbons during this week long campaign; and Whereas the community of Ludlow further commits its resources to ensure the success of the Red Ribbon Campaign, now therefore be it resolved. We of Ludlow Massachusetts do hereby proclaim October 23rd through 31st as Red Ribbon Week and encourages its citizens to participate in drug prevention education activities not only during Red Ribbon Week but all year long, making a visible statement that we are strongly committed to a drug free Ludlow. Signed by the members of the Select Board.

CORRESPONDENCE

26-156 Jen Wright – Resignation from the Commission on Disability. **Motion made by Mr. Gennette** to accept the resignation of Jen Wright from the Commission on Disability. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-157 Deb White-Cabral – Request to be appointed to the Commission on Disability. **Motion made by Mr. Gennette** to approve the request from Deb White-Cabral to be appointed to the Commission on Disability. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-158 Josue Irizarry, CEO/President, Ludlow Boys & Girls Club – Request to Hang banners for the Annual Auction from Wednesday, October 14th – Saturday, November 14th at the Putts Bridge. **Motion made by Mr. Silva** to approve the request from the Ludlow Boys & Girls Club to hang banners at the Ludlow Bridge. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-159 Kenneth Batista, Operations Supervisor – Letter of Retirement from DPW. **Motion made by Mr. Gennette** to accept the retirement letter from Kenneth Batista. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-160 Conservation Commission – No Interest in 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva** to file. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-161 Historical Commission – Request to Appoint Allison DeLong to the Community Preservation Act (CPA) Committee as their Representative. **Motion made by Mr. Silva** to appoint Allison DeLong to the CPA Committee. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-162 National Grid – Upcoming Transmission Right of Way Work. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-163 Commonwealth of Massachusetts – Search for Lease Space. **Motion made by Mr. Sanches** to submit a letter advising of vacant properties at 63 Chestnut Street and 54 Winsor

Street for future proposals for lease space. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-164 Board of Assessors – Ameresco Solar Pilot Offer Fiscal Year 2028.
Mr. J. Alves presented a proposed PILOT agreement for a new solar array project located on West Avenue, spanning both Ludlow and Chicopee, with Ludlow hosting approximately 1.9 megawatts of capacity. He explained that negotiations began jointly with Chicopee at an initial rate of 16,000 per megawatt, but the developer, Ameresco, pushed back, countering at 10,500. Ludlow ultimately negotiated a rate of 13,500 per megawatt with a 2 percent annual escalator. Over 20 years, the solar payment portion alone is expected to generate approximately 625,883 dollars for the Town. In addition, annual land valuation revenue is estimated at roughly 17,000 dollars, with the 12-acre site valued at approximately 1,080,000 dollars. Mr. Alves noted that although other arrays in town have achieved higher megawatt rates, this agreement remains financially competitive based on current market conditions and the project's ability to absorb costs.

Board members reviewed the financial charts provided and identified a discrepancy in the escalator calculations. Mr. Sanches observed that the chart did not apply the 2 percent increase in year two, which affected all subsequent years. Mr. Alves acknowledged the error and agreed to correct the figures and resend the updated calculations. He stated that there is no urgent deadline for execution, and he recommended allowing town counsel to review the PILOT agreement before the Board takes action.

The Board discussed whether the 2 percent escalator was appropriate. Some members questioned why the rate was not higher, while others noted that 2 percent is standard industry practice for solar PILOT agreements and reflects the rapid depreciation of solar equipment. Mr. Alves confirmed that Ludlow's other PILOTs also use a 2 percent escalator. Mr. Gennette expressed concern that while the escalator aligns with industry norms, the per-megawatt rate is lower than the 16,000 to 17,000 dollars seen in some other projects, suggesting the escalator serves as an important offset. The Board also discussed community sentiment regarding the increasing number of solar installations in Ludlow.

Mr. Alves added that the developer may offer the Town net-metering credits, providing an opportunity to reduce municipal electricity costs. This would be a separate agreement, potentially for 25 years, although the Board could elect to align it with the 20-year PILOT term. The Board agreed that Mr. Alves should revise the financial tables to reflect correct escalator calculations and submit the updated materials and PILOT agreement for legal review.

26-165 Eversource – Notification of Annual Inspection of Utility Poles beginning Mid-October. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-166 Safety Committee – Recommendation for a Mirror to be Installed in the area of 528 Miller Street at the discretion of the DPW. **Motion made by Mr. Silva** to approve the request. **Mr. Gennette second. All in favor. Motion passed 4-0.**

NEW BUSINESS

Board to approve and sign minutes from meeting of October 5, 2026. **Motion made by Mr. Gennette** to approve and sign minutes from meeting of October 5, 2026, with all members present. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to approve and sign minutes from meeting of October 6, 2026. **Motion made by Mr. Gennette** to approve and sign minutes from meeting of October 6, 2026, with all members present. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to approve and sign four (4) One-Day Beer & Wine Permits for Cottage Melts for November 1, November 7, November 8, November 29 from 10:00 A.M. – 4:00 P.M. for sip & shop events. **Motion made by Mr. Silva** to approve and sign four (4) Beer & Wine Permits for Cottage Melts for November 1, November 7, November 8, November 29 from 10:00 A.M. – 4:00 P.M. for sip and shop events. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to appoint Tony Sanches as the Select Board liaison to the DPW. **Motion made by Mr. Silva** to appoint Tony Sanches as the Select Board liaison to DPW. **Mr. Gennette second. Motion passed 3-0-1.**

Board to Vote for No intention to Exercise Right of first Refusal for 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva** to not exercise the right of first refusal for 0 Munsing Street, Map 18 Parcel 3. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to approve and authorize Interim Town Administrator to sign Snow Plowing Agreement Extension between the Town of Ludlow and Faith Community Chapel through December 31, 2027.
Mr. Silva explained that the Town has an agreement with Faith Community Chapel to utilize additional parking near East Street School. As parking at East Street School continues to present challenges, the arrangement helps alleviate congestion and parking-related issues. In exchange, the Town provides snow plowing services for the chapel's parking lot. **Motion made by Mr. Silva** to approve and authorize Interim Town Administrator to sign Snow Plowing Agreement Extension between the Town of Ludlow and Faith Community Chapel through December 31, 2027. **Mr. Gennette second. All in favor. Motion passed 4-0.**

DPW to set the sewer rate.
Mr. Goodreau presented the proposed sewer rate adjustment, explaining that increased chemical costs for wastewater treatment have raised operating expenses by approximately 10%. After reviewing the budget and projected revenues, it was determined that the sewer rate must increase to $5.50 per 100 cubic feet to cover costs and maintain operations. He noted that the department faced a roughly $100,000 shortfall due to these increased expenses and that the revised rate would allow the system to break even.

Mr. Alves confirmed that the adjustment was intended to maintain current service levels rather than expand operations, and Mr. Goodreau agreed. He added that there was no rate increase the previous year and emphasized that Ludlow's sewer rates remain significantly lower than those in surrounding communities.

Mr. Silva asked for clarification regarding the minimum billing structure. Mr. Goodreau explained that the minimum sewer bill will increase from $100 to $110, matching the increase for well accounts, which will also rise to $110 per person. He noted that customers are subject to the minimum bill regardless of usage, explaining that even if sewer usage charges calculated to less than $110, the minimum charge would still apply. **Motion made by Mr. Sanches** to adopt the 2026 sewer rate as suggested by the DPW for $5.50/100 cubic feet and $110/per person for well. $110 is the minimum bill. **Mr. Gennette second. All in favor. Motion passed 4-0.**

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.

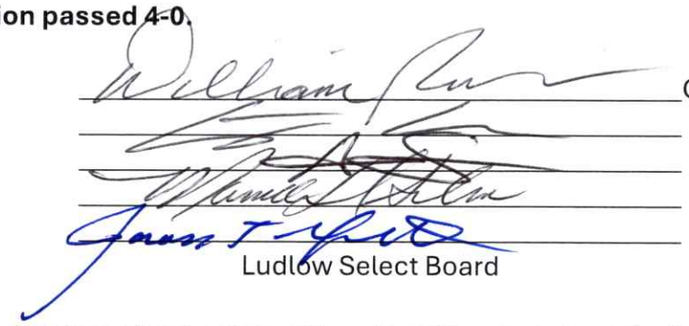
Mr. Gennette provided an update on the Westover Golf Course and reported that he recently met with representatives of the National Park Service regarding the aging irrigation system, which predates 1976 and is estimated to cost more than $6 million to replace. He explained that Westover Golf Course, formerly part of the Westover Air Base, and the Stony Brook Conservation Area are part of a nationally recognized park system, creating potential opportunities for assistance and partnerships. He stated that the National Park Service expressed interest in working with the Town and that he is encouraged by the possibilities available through that relationship. Mr. Gennette also noted that he plans to meet separately with the Pond Committee regarding concerns about the condition of Wade Pond. He said he intends to continue exploring opportunities related to the property and will share additional information as it becomes available. Mr. Gennette reported that the Public Safety Facilities Committee has been meeting regularly and making good progress. The committee recently conducted a walkthrough with participants, including committee members present at the meeting. Under the leadership of Chairman Zac Ellison of the Fire Department, the

committee is beginning to move forward with evaluating options and developing plans for a future public safety facility.

Mr. Silva congratulated Jacob Carvalho on winning the Junior Western and Eastern Massachusetts Championship, noting that it was a significant achievement and an honor. He expressed his congratulations on Jacob's accomplishment.

CLOSING COMMENTS

Motion made by Mr. Gennette to close the Select Board meeting at 7:58 P.M. **Mr. Sanches 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.