

The Meeting of the Board of Selectmen held on Tuesday, August 6, 2024, began at 5:30 p.m. in the Board of Selectmen's Conference Room at the Town Hall.

Members Present: Manuel Silva, James Gennette, Antonio Goncalves and William Rosenblum

Members Absent: Derek DeBarge

First Order of Business: The Pledge of Allegiance

VISITATIONS

5:35 p.m. – Kul Sarki – KB & Sons Venture, LLC dba Pizza Corner – New Beer & Wine Liquor License Application – PUBLIC HEARING

Motion made by Mr. Goncalves to open the Public Hearing at 5:37 p.m. on the Kul Sarki – KB & Sons Venture, LLC dba Pizza Corner – New Beer & Wine Liquor License Application. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

Mr. Silva: What we always do is when you speak can you let us know your name and address.

Mr. Perrakis: Charles Perrakis, 85 Quinnehtuk Road, Longmeadow, MA.

Mr. Sarki: Kul Sarki, 32 Arvesta Street, Springfield, MA.

Mr. Silva: Can you tell us what you're here for? Is it just a transfer?

Mr. Sarki: It's going to be a new beer and wine license.

Mr. Perrakis: I turned mine in. I sold my pizza shop restaurant a year and a half ago and the license reverted back to you guys. The guys that bought it, there was 4 partners, they just sold it to this gentleman and his partner. They applied and couldn't get it because they weren't American citizens. They got denied. After all that work I didn't know that. They weren't using the license because they couldn't have it. These guys bought it. They are American citizens and they reapplied now for the first time to see if it's still available, and I think it is, isn't it?

Mr. Gennette: The license is still in your name?

Mr. Perrakis: No, it's in the Town's. It reverts back to the Town. It's not like Springfield. In Springfield you own it.

Mr. Goncalves: I think the rules are the same in the State of Massachusetts.

Mr. Perrakis: If you're in Springfield and you have a beer & wine you can own it and move it contingent upon approval but it's an asset that you have. Towns like Ludlow and other small towns you guys take it back and reissue it.

Mr. Strange: That's the way it was in Agawam too.

Mr. Perrakis: We rent it.

Mr. Silva: You can transfer it like you initially did transfer to the new owners.

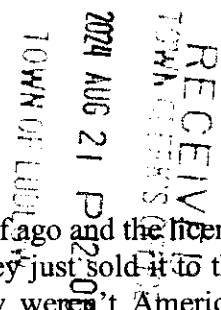
Mr. Perrakis: I wasn't aware of that. They told us, but then they tried after and they got denied because they weren't American citizens. It was a moot point.

Mr. Silva: Marc, we do have one available?

Mr. Perrakis: It should be mine because there are no new...

Mr. Strange: As far as I know, yes.

Mr. Perrakis: Any new restaurants get one in the last year and a half?



Mr. Silva: We do have one coming up after you.

Mr. Perrakis: I know they're going to apply but since I turned mine in has anybody applied for one and gotten one?

Mr. Goncalves: We haven't issued any I believe.

Mr. Perrakis: Mine is still available if everything is ok, right? It's basically the same, the restaurant is the same, they haven't changed anything.

Mr. Silva: Are there only 2 abutters?

Mr. Perrakis: That's the letter they told him. This is what the Town gave him.

Mr. Silva: It's pretty big parcels, that's why. Marc, we checked and across the street wasn't required?

Mr. Goncalves: I'm not aware of any others. Mr. Sarki, have you had experience with liquor licenses in the past?

Mr. Sarki: I've never owned a beer & wine license. The restaurant I own right now is the first time with me as an owner. I've never managed any restaurants but I worked for restaurants who served beer & wine.

Mr. Goncalves: Are you TIP certified already?

Mr. Sarki: No.

Mr. Goncalves: That's going to be a requirement.

Mr. Silva: You've got to become TIP certified and some of your employees might have to be.

Mr. Gennette: Who's going to check that? The Health Department when they give him his inspection?

Mr. Silva: Not really. The Health Department just checks for health issues on the premises.

Mr. Goncalves: I think the ABCC is going to require it.

Mr. Silva: Once he files with the ABCC in order for them to approve he's going to have to show.

Mr. Strange: If it's not they'll bounce it back to us.

Mr. Goncalves: You'll want to get that done sooner rather than later.

Mr. Silva: Once we approve it's got to go to ABCC in Boston and they're going to do all the checks and balances and once they approve it we can issue it.

Mr. Perrakis: It's been so long since I did it, where does he get that certification? There's a class, right?

Mr. Goncalves: When you got your license it wasn't required.

Mr. Perrakis: But I remember I did it halfway through. Twenty, thirty years ago I went to West Springfield for a 2-day thing and they gave me a certificate.

Mr. Rosenblum: It's online now.

Mr. Silva: You bought it from the owners?

Mr. Perrakis: I sold it to 4 guys.

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Mr. Silva: And he bought it from them?

Mr. Perrakis: Right.

Mr. Silva: Any change in name?

Mr. Perrakis: He did that already. He took over a month ago.

Mr. Sarki: Our legal name is now KB & Sons Venture, LLC but our dba is still the same, Pizza Corner. When we updated our dba since we are serving curry food. We changed our dba to Pizza Corner and Curry House.

Mr. Perrakis: I didn't sell him my corporation, the other guys dissolved it, I sold him the tradename and they sold it to these guys, but they're going to change it a little bit. They're going to add Curry House.

Mr. Goncalves: I don't know if that's going to trigger another application. If you haven't changed it yet you're going to have to go through this again.

Mr. Perrakis: Did you change it yet? Maybe you should rethink it.

Mr. Sarki: For the most part it's still going to be Pizza Corner. I changed at the Clerk's office on my business license it is the Pizza Corner and Curry House.

Mr. Goncalves: This application just shows Pizza Corner. That's the type of stuff ABC will kick it back for instantly.

Mr. Perrakis: What is your recommendation? Add Curry House to that or revert and keep it Pizza Corner?

Mr. Strange: Did you register with the Secretary of State?

Mr. Sarki: Yes.

Mr. Strange: And what does it say on that? Does it say Pizza Corner and Curry House?

Mr. Sarki: Pizza Corner only. Registering with the Secretary of State was way before then and getting my business license here.

Mr. Perrakis: What is your recommendation?

Mr. Silva: When you change your name with the State they're going to give you a new identification number. You're going to get a brand-new number if you change to that.

Mr. Sarki: Pizza Corner and Curry House is just on the business license but everywhere else is still Pizza Corner and I have an EIN number on my dba Pizza Corner.

Mr. Silva: If you want to go to the State the ABCC will require you to get a state and they will change your number.

Mr. Gennette: And your dba Pizza Corner, not dba Pizza Corner and Curry House. They're saying you have to file again with the Secretary of State for a name change because it's going to trigger a new EIN number that you are going to need for the alcohol license.

Mr. Goncalves: Here's the situation. This is the document that has to go to Boston and what we've got to approve or not approve. I'm willing to make a motion for approval of a license because I have no problem with it. There's a section here that I just read, and I'm not a lawyer so I checked with Marc, and it says the entity will be issued the license and have operational control of the premise. The entity is the corporation, not the dba. Regardless of what the dba says I think we issue the license to the entity KB & Sons Venture, LLC so you could potentially be ok. Bill, what do you think?

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Mr. Collins: The corporation holds the license but I think you have to be registered with the right dba. I don't think I can just change my restaurant name without...

Mr. Goncalves: Is it an amendment like for corporate officers?

Mr. Collins: I can't speak fluently. I'm not sure.

Mr. Goncalves: I'm ok subject to the entity having the license and being able to operate, whether it's Pizza Corner or Pizza Corner and Curry House. Maybe in the next couple weeks we can find out.

Mr. Silva: He's going to have to find out himself so he's legally ok with his identification number when he files his returns.

Mr. Goncalves: Maybe postpone it 2 weeks and get all informed on this?

Mr. Silva: Is that something you're ok with? Postponing until you find out what you actually are going to do and want to do and what you can do?

Mr. Perrakis: Is there a jeopardy if it gets postponed that he might lose out on that? How many licenses are available?

Mr. Goncalves: We have nothing in front of us right now.

Mr. Perrakis: There's one right after us.

Mr. Goncalves: I think that license was already there. It was Mad Wings.

Mr. Strange: I don't think it's one or the other. I think there's 2 available. Mad Wings had a license and they're transferring to Barburrito

Mr. Perrakis: Was that my license?

Mr. Strange: No.

Mr. Perrakis: Mad Wings came in after me after I left.

Mr. Goncalves: For the purposing of making sure we don't go through this and have to undo it in the whole process I'm going to make a motion that we table this for our first meeting in September to be safe. Get the information and see if this needs to be amended to include Curry House or that KB & Sons Venture, LLC is sufficient. If it's approved it's done the right way and doesn't get kicked back and 6-8 weeks down the road we got to go through it again. We're better off to spend a little bit of time now than find out in 2 months from now we have to go through this again.

Mr. Perrakis: Are you going to find this out and let us know?

Mr. Goncalves: You should find out. Check with Paul Marta.

Mr. Sarki: He's my attorney.

Mr. Collins: If you need a liquor license attorney I can help you after.

Mr. Goncalves: I would start with Paul if you're already doing anything with him at all because he's familiar.

Mr. Perrakis: He just assigned the lease to me, that's all.

Mr. Sarki: The Secretary of State didn't ask us about the dba, just our legal name. On our legal name we got our tax id EIN issued so it's not under our dba.

Mr. Gennette: That's the issue.

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Mr. Goncalves: There may be another entity out there giving it to one entity which is Pizza Corner and it may not be what's going to match at ABCC. Again, if we approve it and it comes back you're going to go through this again and it's going to be months vs we wait and make sure and get the information and we're all on the same page and then you're done.

Mr. Perrakis: In the meantime, can he do the TIPS certification?

Mr. Rosenblum: You can do it online anytime. It's not that long.

Motion made by Mr. Goncalves to table until the first meeting in September. Mr. Gennette second. All in favor. Motion passed 4-0.

Mr. Strange: That meeting is September 3rd.

5:45 p.m. – William Collins – Barburrito – New Beer & Wince Application – PUBLIC HEARING

Mr. Silva: This is a continuation from a few weeks ago with the abutters. Do you have those now?

Mr. Collins: That was done this time by Sharon LaDuke. She said because of the issue they were going to handle all of the abutter notifications so that was handled by the Select Board's office. Which caught me by surprise. I thought that was very nice. So thank you all for taking care of that. I have that saved in correspondence from her via email.

Mr. Strange: They're here.

Mr. Goncalves: I have since learned that some of the people involved in this operation have familiarity through your other operations. Unlike the previous applicant there's a lot of experience coming forward with serving, understanding and management of that license in general. I feel comfortable with that.

Mr. Gennette: I think this was a matter of logistical stuff.

Mr. Goncalves: I was glad because I was there last week and I was glad to see all the local breweries getting involved and selling products there, which is great.

Mr. Collins: I know it's not due to the business but we couldn't be happier with the first 5 days of business in Ludlow. It's been an overwhelming response. It's been a great community to open in and we've had a lot of fun. Thanks. A couple of you guys came out to the friends and family so I appreciate the representation of the Select Board.

Ms. Dias: I want to know if I'm on that list. I just got the letter today and a registered note in the mail so I don't know how you got that back yet. The letter says it's dated July 19th and I'm questioning why it took so long.

Mr. Strange: Yes, you're on the list.

Ms. Dias: I have no problem, I'm pro-business. I think it was pushed through so fast. I didn't know about the first hearing. I found out through a friend. The abutters were wrong and this took so long. It would have been great to have more time. I've never had a problem. I feel like we were left out of the loop. I didn't know it was going to be a 24-seat restaurant. I thought the Building Department had to notify the abutters too.

Mr. Goncalves: The Building Department would never notify you. It would be Planning if there was a hearing but my understanding is they went back in time and found a plan for seating being approved in 2009. There was an official plan approved by the Planning Board probably for Galo Rei.

Mr. Silva: Just so you know, that is my sister and the reason I told you I know the abutters didn't get it is because she told me she never got it.

Ms. Dias: Like I said, I'm pro-business. My brothers have businesses in Town. I just think that it would have been nice to be informed. I live 50' away and there's a terrible problem with parking.

Mr. Strange: I think what happened is Sharon, who takes care of this, had a death in the family and she was out for a week and I think she came back on Friday and sent them out on Friday.

Ms. Dias: I have issues because the properties there have so much going on. Garages are a mess. I've been fighting with the Board of Health for 3 months because there's garages with trash everywhere spilling out into the parking lot.

Mr. Collins: I lease from Jeff Parent who owns the building. There are 3 garages in the back. My understanding is the garage that you're speaking to, the tenant is in mid-eviction. He can't touch any of the properties and he is expected to be out within 7-10 days. I'm just conveying what I've been told. I don't like a garage looking like that behind my entity as well because as you can see I've shined that building up pretty nice. My overall goal is if there's any issue at all please feel free to contact me. If somebody is parked on your lot, if there's an issue with garbage or anything. I'm an approachable guy, I'm in business in multiple locations and very professional. I'm happy to help in any way. We're here to make it better, not worse. If there's anything you need please let us know.

Ms. Dias: It just seemed like it was all so fast. We weren't in the loop.

Mr. Collins: I got the wrong list from the Assessors office for the first round of abutters. That was out of my control.

Ms. Dias: I understand. I found out because I happened to be looking at the minutes of the meeting and I live 50' away.

Mr. Collins: I think you'll see it clean up in the next couple of days.

Ms. Dias: I'm afraid if there's going to be a liquor license is it going to be people drinking and they come out and make a mess.

Mr. Collins: They will be drinking because there will be a liquor license but it's not going to be a night club.

Mr. Goncalves: It's beer & wine, not liquor.

Mr. Collins: It's meant to compliment food. We're a quick service. This is not the type of restaurant we're going to have 3-hour meals or DJ or anything like that. This is an operation that's proven so far to be a pretty well-rounded family operation and I think that will enhance the experience but it's not to go there to drink. It would be great to have tacos and a beer. It's not a traditional pub.

Mr. Silva: Obviously no alcohol outside, just in the premises.

Mr. Collins: Unless you want to approve a patio tonight.

Ms. Dias: I've been working with the Board of Health and nothing has been done for 3 months.

Mr. Silva: If it is what he's saying with the tenant thing there's nothing you can do until it goes through all the channels.

Ms. Dias: The tenant told me he was going to move out in January and it's August.

Mr. Goncalves: Do you have a dumpster designated to you?

Mr. Collins: Of course. Removed twice a week.

Ms. Dias: This garage needs 3 dumpsters. They're hoarders.

Mr. Collins: Jeff replaced 2 out of the 3 garage doors today and I think he's planning to replace the third one. I'm not the owner of the property. I just see what's happening. This is the 5th day open for business and I think over time you'll see we're not going to have as many people. I think everybody is checking us out for the first time. Let's catch our breath and over the next couple of weeks we'll see it slow down.

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Mr. Rosenblum: Having worked in the restaurant business, you're going to have a 6-month honeymoon period. Also, it's geared more for takeout.

Mr. Collins: So far we're 75% takeout, 25% dine-in. I think it's going to stay that way.

Mr. Rosenblum: We're banging our heads trying to figure out how to do parking downtown in that area.

Mr. Collins: We're trying to throw all of our staff onto the other side of the street into the corner to keep the people who are trying to park close to the restaurant with available parking spaces right there. I know it's tough but I think it's going to be mostly takeaway.

Ms. Dias: Casa Pizzeria is closed until September 1st so it's going to get worse. Just a lot of issues going on at once. We definitely need parking downtown.

Motion made by Mr. Goncalves to approve the beer & wine license for William Collins, Barburrrito, Inc. Mr. Rosenblum second. All in favor. Motion passed 4-0.

Motion made by Mr. Goncalves to close the public hearing at 6:07 p.m. Mr. Rosenblum second. All in favor. Motion passed 4-0.

5:55 p.m. – Francis Frederico – Sewall Street Auto Center – Class II Application – PUBLIC HEARING

Motion made by Mr. Rosenblum to open the Class II application public hearing for Sewall Street Auto Center at 6:05 p.m. Mr. Gennette second. All in favor. Motion passed 4-0.

Mr. Silva: This was a continuance as well so we don't need to open. There was an issue with abutters.

Mr. Federico: The new owner, Mr. Santos, of the last 5 years, has his own snow removal equipment. He manages that or he has to do it himself. That issue was 5 years ago. The other issue someone pointed out is there's a boat parked on that property. Mr. Santos has given the tenants there now, Mr. Fernandes, the right to park his big pontoon boat there. I think it should be kept in the back of the property, but that's not mine to say. It's right on the street. The other thing is they were saying I was the operator buying cars to recycle to scrap yards. That was not me.

Mr. Silva: I think the abutters that were here making comments are not here this time. Maybe they're ok with what's going on.

Mr. Federico: One of them called me and said they did some research and they know I had the license since 2017-2021.

Mr. Silva: The abutters are all squared away now?

Mr. Federico: Some of them are still at the post office. They have the yellow slip they have to go & sign. The post office gives them 15 days and if they return it they don't complete it.

Mr. Silva: As long as the post office has the return.

Mr. Federico: This is the check that goes with those. I may owe another check.

Mr. Strange: Call Sharon, she'll know.

Mr. Goncalves: This is for a 5-car license?

Mr. Federico: Yes.

Mr. Goncalves: You're not going to have more than 5 cars that belong to you on that property at any one time?

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TOWN OF LINDEN

Mr. Federico: Correct. Mr. Santos said there's extra spots in the back if I have a couple cars that need repair if I needed to do that.

Mr. Goncalves: Are you doing repairs?

Mr. Federico: No I have the repairs done.

Mr. Goncalves: You would have cars on the property for the purpose of being held?

Mr. Federico: While they're getting ready. I have to go through the cars to make sure they're safe. If they're not a good vehicle I send them to the auction. It's not worth my reputation to sell somebody a bad car. I try to buy one owner cars and make them better. My policy is if I sell you a car and you're not happy with it, return it. It's not worth the headache. It's about my livelihood.

Mr. Goncalves: You're not doing any reconditioning on site?

Mr. Federico: There's a reconditioning company there that does the auto detailing and tinting. They will be doing that for me once I get the car to the stage I think it's going to make a happy customer. I let them clean it and we take it from there.

Mr. Goncalves: In addition to the 5 cars for sale, what do you think the maximum amount of cars you would have there at any one time?

Mr. Federico: 7-8. Sometimes you have to wait for back paperwork or parts. I don't deal with recycled cars.

Mr. Rosenblum: Please stick to the 5 cars. I've driven by there and seen more than 5 cars.

Mr. Federico: The majority of the cars there now are from the auto detailing people. Dealers drop them off and leave them there for a day or 2. When they're completed they come back.

Mr. Goncalves: Nobody else sells cars on that property?

Mr. Federico: No.

Motion made by Mr. Gennette to approve Francis Federico's Class II application for 330 Sewall Street, Assessor map 156, parcel 41. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

Motion made by Mr. Goncalves to close the public hearing at 6:14 p.m. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

6:00 p.m. – Charles Soffen, Student Athlete – Citation for his accomplishments in wrestling

Mr. Goncalves: One of my sons has been in the wrestling world for a couple of years and I became familiar with the wrestling community and Mr. Soffen and finding out young Charlie had done some incredible stuff at the junior high level that's almost unheard of. He got a little bit of recognition but I wanted to let him know that we think it's really cool everything you've accomplished. I think it's important for everybody in town to have a shot to look at it. We've got a citation for you in recognition of all the stuff you've done. Charles Soffen, in recognition of your accomplishments as a student athlete, we present this certificate of recognition to you for your outstanding achievements, including being the youngest State Champion, the first K-2 State Champion, the first 5-time State Champion, and the most Championships in youth wrestling history. You have concluded your youth wrestling career with an impressive total of seven State Championship titles, six Massachusetts State Championships and one New Hampshire State Championship. No record could be found of any other youth wrestler from Massachusetts that has ever accomplished such a feat and it is unlikely your record will be broken any time soon. Wrestling is renowned for its difficulty, and your ability to consistently excel throughout your young career is truly exemplary. On behalf of the Town of Ludlow and its citizens, we, the Board of Selectmen, extend our congratulations on these great accomplishments and look forward to seeing what road this leads you on. Dad is a wrestler; he wrestles all over the country. His sister is going to be a junior, Sam Bertini, who doesn't have quite as many things on her resume as Charlie but she has a long list that would probably fill a lot of this paper also.

Mr. Soffen: She just won the USA wrestling U16 juniors National Freestyle Tournament. She's the first female from Massachusetts ever to win. In North Dakota.

Mr. Goncalves: Was Lucas down there?

Mr. Soffen: That was another national tournament.

Mr. Goncalves: We've got some wrestlers. It's great stuff. Do you want to say anything Charlie?

Mr. Soffen: If it wasn't for my dad I wouldn't have accomplished as much as I already have. He put me into wrestling at a very young age and that allowed me to start off young and learn a lot so it stuck with me. Over time I just kept getting better and better and I can learn from my mistakes because I started at such a young age. I know almost everything about it, the rules and a lot of moves that are pretty dangerous in the wrestling.

Mr. Goncalves: If you and your sister were to fight, who would win?

Mr. Soffen: My sister. She's always beat me since I was very young.

Mr. Goncalves: What do you fight weight wise?

Mr. Soffen: 106.

Mr. Goncalves: Is Sam still 106?

Mr. Soffen: He's shooting up, like 105, Sam is 110. He might keep going. In March he wrestled at 80 lbs. and now he's put on 20 lbs. We're going to have to figure out what we're going to do.

Mr. Goncalves: Pay per view when they're both about 17-18.

Mr. Rosenblum: My daughter is the same age and they've gone to school together and I've been watching. I've been following him and I saw that your daughter was in North Dakota. Since they were little. It's great to see. Congratulations.

Mr. Gennette: What grade are you in now?

Mr. Soffen: 9th grade.

Mr. Gennette: You're just getting started your high school career. Are you going to wrestle for high school?

Mr. Soffen: Hopefully. If I get on the team. I'm going to be doing soccer as well. Sometimes I go to a different club but my main club is Crazy Monkey Wrestling in Springfield.

Mr. Gennette: I like that you're humble. Congratulations. This is great to hear.

Mr. Goncalves: Crazy Monkey. Is that where the kids go in the off season?

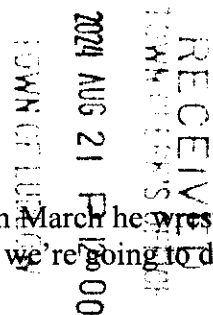
Mr. Soffen: There's several options. We go to Grid & Gratitude Wrestling in Springfield. Metro West in Framingham. There's another club called Dough Boy in Lowell. Luckily we have some good people here close by, but we do travel. Sometimes you have to go where the partners are.

CORRESPONDENCE

276. Kim Batista, Town Clerk – Early Voting Schedule – State Primary

Motion made by Mr. Gennette to file. Mr. Rosenblum second. All in favor. Motion passed 4-0.

277. Jason Coddling – Ludlow Fire Fighters Association, Local 1840 – Requesting permission to hold annual Boot Day to benefit the Muscular Dystrophy Association Friday August 30th, 2024, from 1:00 p.m. – 6:00 p.m. in front of the Fire Station at Chapin and Center Streets.



Motion made by Mr. Goncalves to allow the Fire Department to have their Boot Day on August 30th from 1:00 – 6:00 at the Fire Station corner. **Mr. Gennette second. All in favor. Motion passed 4-0.**

278. Donna Pula, Resident – Requesting the Board appoint her as an Unenrolled Poll Worker

Motion made by Mr. Gennette to approve Donna Pula per her request to be appointed as an unenrolled poll worker. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

279. Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a Firefighter/Paramedic as a result of an incident that occurred on August 1, 2024.

Motion made by Mr. Rosenblum to approve the request to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a Firefighter/Paramedic as a result of an incident that occurred on August 1, 2024. **Mr. Gennette second. All in favor. Motion passed 4-0.**

UNFINISHED BUSINESS

Board to approve and sign Executive Session Meeting Minutes from July 23, 2024.

Motion made by Mr. Goncalves to approve and sign executive session meeting minutes from July 23, 2024, with all members present. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to sign Licensing Authority Certification for KB & Sons Venture, LLC dba Pizza Corner, if approved.

Mr. Silva: We have continued it so we'll wait till 2 weeks from now.

Board to sign Licensing Authority and Certification for Barburrito, Inc, if approved.

Motion made by Mr. Goncalves to sign the Licensing Authority certification for Barburrito, Inc. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to sign the Class II License for Sewall Street Auto Center, if approved.

Motion made by Mr. Goncalves to sign the Class II dealer's license for Sewall Street Auto. **Mr. Gennette second. All in favor. Motion passed 4-0.**

NEW BUSINESS

Mr. Strange: With respect to the next item, it's been requested not to talk about it since it's a surprise.

Motion made by Mr. Rosenblum to file. **Mr. Goncalves second. All in favor. Motion passed 4-0.**

Board to approve and sign ten (10) copies of the warrant for the call of the election for the September 3, 2024, State Primaries.

Motion made by Mr. Goncalves to approve and sign ten copies of the warrant for the call of the election for the September 3, 2024, State Primaries. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to review and sign Employment Agreement between Jamie Tomas and the Town of Ludlow.

Mr. Rosenblum: It just needs to be signed; it's already been approved.

Mr. Strange: Yes.

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TOWN OF LUDLOW

Motion made by Mr. Gennette to approve and sign the employment agreement between Jamie Tomas and the Town of Ludlow. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

Board to approve and sign contract with Architecture EL to perform a feasibility study for the Whitney Park buildings.

Mr. Strange: Our attorneys pointed out that since this is a public building, even though it's associated with a Public Works project, which is the Whitney Park playground, it has to go out for a separate procurement so we're going to have to table this.

Board to approve and sign contract with Tighe & Bond to perform survey and preliminary design work for Whitney Park.

Motion made by Mr. Goncalves to approve and sign contract with Tighe & Bond to perform survey and preliminary design work for Whitney Park. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

Board to approve and sign contract with WJ Mountford for the Town Hall renovation project.

Mr. Strange: This also needs to be tabled. We still need some signatures from the vendor.

Motion made by Mr. Goncalves to table the item regarding the contract with WJ Mountford for the Town Hall renovation project. **Mr. Rosenblum second. All in favor. Motion passed 4-0.**

Board to discuss and possibly approve the Order of Taking for the Piney Lane Alteration Plan.

Motion made by Mr. Goncalves to approve the Order of Taking and sign for the Piney Lane alteration plan.

Mr. Strange: This is a legalese one.

Mr. Silva: Before you do that, there was some controversy when we went to Town Meeting and it got postponed but it's coming back. Are we going to Town Meeting with some of this again?

Mr. Strange: No, we're good to go. Once you sign the order of taking it will get filed at the Registry of Deeds and we should be good.

Mr. Goncalves: I hereby move that the Board of Selectmen acquire by eminent domain for the necessary health and welfare of the inhabitants of the Town of Ludlow for municipal purposes, more specifically for various road and road related improvements and repairs, bridge replacement as authorized by Article 25 of the Ludlow Annual Town Meeting on May 13, 2024. It furthers authorizes the Board's Chairperson, Derek DeBarge, to execute and enter into any and all documents necessary to effectuate the acquisition of the following property. Easements and the parcels identified as E1, E2, E3, E4, E5, TE1, TE2, TE3, TE4, TE5, TE6, TE7, TE8, TE9 on a plan of land titled alteration plan of Piney Lane in the Town of Ludlow, Mass prepared by C&C Consulting Engineers, LLC dated April 29, 2024 recorded in the Hampden County Registry of Deeds, Plan Book 400, Page 116 and that still further the Board award damages for 7 eminent domain takings in the total amount of \$6,280 to the affected record owners of said land the amount per record owner be specified in the aforementioned order of taking. Mr. Gennette second. Motion passed 3-1-1.

BOARD UPDATES/MISC

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

Mr. Silva: Events calendar. Wednesday, August 7, 2024 – Wreath Laying Ceremony 5:00 p.m. at Island Pond Cemetery in honor of National Purple Heart Day. Wednesday August 7, 2024 – Purple Heart Reunited Ceremony 6:00 p.m. at Ludlow Veterans Center, 487 Holyoke Street, Ludlow, in honor of Purple Heart Day. Friday, August 16, 2024 – Town Hall closed for staff meeting.

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TOWN OF LUDLOW

Thursday, August 29 – Monday, September 2, 2024 – Festa. Hopefully it will be a spectacular event as usual and everybody will behave themselves.


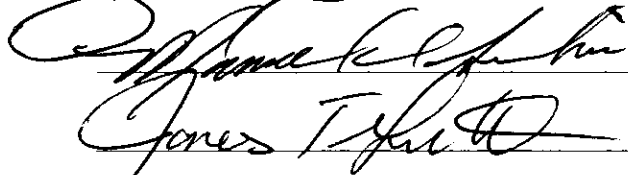
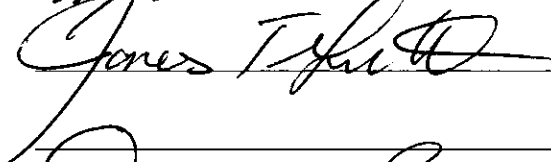
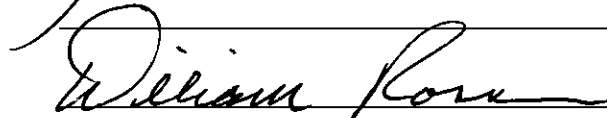
Mr. Rosenblum: The Charter Committee met last week and we changed a little bit of language but it's pretty much set right now. The final draft of the charter will be before the Board on the 20th to be put on the warrant. Just to remind everyone it's not final, final, final but a reminder the draft is being done and presented to the Board on the 20th, at which point we vote on if it goes to the warrant for the October Town Meeting.

Mr. Gennette: As the Chairman of the Capital Improvement Planning Committee, we've postponed our next Capital Improvement Planning Committee until after the October Town Meeting. Just to give anybody from the other committees that may be watching, they have to get all their requests in before November 16th, but we'll vet out everything ahead of that.

CLOSING COMMENTS

Mr. Gennette: I just want to say what a great job you did tonight, thanks.

Motion made by Mr. Goncalves to adjourn the Selectmen's meeting at 6:35 p.m. Mr. Gennette second. All in favor. Motion passed 4-0.

 _____ Chairperson
 _____
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