

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
February 7, 2024**

CONSERVATION MEMBERS

Angela Tierney – Chair (Present)
Penny Lebel – Vice Chair (Present)
Cameron Covill (Present)
Helder Cerqueira (Present)
Jason Martowski, Associate Member (Absent)

The meeting began at 6:30 p.m. in the Selectmen’s Conference Room.

**Public Hearing – ANRAD (207-0658) Gerald Renaud, CA Real Estate Holding LLC
40 Westover Road (Assessors’ Map 3, Parcel 110)
(review wetland delineation presented and determine if said boundaries are correct)**

In attendance: Tim Houle – BL Companies

The public hearing opened at 6:30 p.m.

Mr. Houle explained that his client CA Real Estate Holdings owns the property at 40 Westover Road, and that it contains a 10,000 square foot facility that’s currently vacant. He noted that the owners are currently examining what their options are on the site and that the ANRAD is the first step. He said that there were a few different types of wetland resources identified on the site by Ecotec in September 2023, including an intermittent stream and a bordering vegetative wetland located on the western side of the site. Mr. Houle mentioned that a site visit was conducted in January with Mr. Covill and Mr. Cerqueira present. Mr. Covill commented that it appears to be a pretty straight forward delineation and that he didn’t have any questions or concerns with the delineation, but that it is worth noting that there is possibly a wetland located across the street. Mr. Houle said that they could not get access to that property to complete the delineation.

Ms. Tierney: So, I will entertain a MOTION to approve the ANRAD.

Mr. Covill: **SO MOVED.**

SECOND Ms. Lebel.

4-0 in Favor.

Ms. Tierney advised Mr. Houle that Ludlow has a 25-foot no disturb zone bylaw that would need to be shown on any plans for development of that area.

Ms. Lebel: I make a MOTION to close the public hearing.

SECOND Mr. Cerqueira.

4-0 in Favor.

The public hearing closed at 6:37 p.m.

MAIL ITEMS

- 01. Application for Disposal System Construction Permit – Lot 4 Woodland Circle**
Will review later in the meeting.
- 02. Planning Board Legal Notice/Comment Sheet – Special Permit/Estate Lot – 0 Kendall Street**
No wetlands.
- 03. Planning Board Legal Notice/Comment Sheet/Approval – Site Plan – 190 Moody Street**
Wetland on site.
- 04. Notification of site work commencement – 44 Riverside Drive – AJ Crane (207-0657)**
The letter said that the silt fence is installed along with the DEP sign being posted. Ms. Lebel said that everything looked good.
- 05. Final Report on 2 harvests: Ludlow Fish & Game & Barron from MA DCR**
File.
- 06. Zoning Board of Appeals – Legal Notice & Notice of Decision – 696 Center Street**
File.
- 07. Planning Board Legal Notice & Notice of Decision – Home Occupation – 140 Paulding Road**
No wetlands.
- 08. Planning Board Notice of Decision – Waiver of Frontage – 601 Center Street**
No wetlands.
- 09. Planning Board Legal Notice – Zone Change – 0 West Street**
File.
- 10. Planning Board Legal Notice – Special Permit/Home Occupation – 259 Chapin Street**
File.

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Armand Deslauriers – Request for Extension of Orders of Conditions for Hundred Acre Wood Phase III on original Notice of Intent (207-0639) 0 Ventura Street (Assessors’ Map 30, Parcel 112)

Armand Deslauriers was present for the appointment.

Mr. Deslauriers explained that he just received an extension until November 2025 from the Planning Board to complete the subdivision, and that he would like an extension from Conservation also because it expires in March 2024. He noted that due to COVID, he couldn’t get any pipe and got set back in the first year. He said that he expects to finish the project at the end of 2024 and will be coming back to Conservation for a Certificate of Compliance before the fall of 2025.

Mr. Cerqueira **MOVED** to accept the request for extension.

SECOND Ms. Lebel.
4-0 in Favor.

Documents included: Request for Extension for Hundred Acre Wood Phase III file #207-0639 from Armand DesLauriers (January 8, 2024); Grading, Erosion & Sedimentation Control Plan – Hundred Acre Wood – Phase III – Turning Leaf Road & Balsam Hill Road - Ludlow, MA (January 25, 2021)

Observation report and recommendations from Dan Nitzsche re: dumping of landscape debris at Southview Condominiums

Ms. Tierney explained that this is in response to a complaint about dumping of debris in the area and reviewed some of the emails and photos that were previously submitted and read the observation report from Dan Nitzsche. The report noted that the debris should be removed, and that disposal of grass clippings and leaves will no longer be allowed on the site.

Ms. Tierney said that the Commission's response is to notify the landscape contractor of the recommendations of Dan Nitzsche and cc Mr. Manganaro and the complainant, and that the Commission will expect to get a report of when this material is removed and that a site inspection should be conducted sometime in the fall to see that it's been done.

Ms. Lebel **MOVED** to send the letter.
SECOND Mr. Covill.
4-0 in Favor.

Documents included: Construction Observations from Dan Nitzsche (January 23, 2024)

**Public Meeting – Request for Determination – Western Mass Relics Senior Softball League
0 Sportmen's Road (Assessors' Map 26, Parcel 1A) (occasionally draw water from Higher Brook to irrigate adjacent softball field)**

In attendance: Chris Brown, Ted Chmura

The public meeting opened at 6:55 p.m.

Mr. Brown explained that the outfield of the site where they play softball is a mix of weeds and dirt and is hazardous to play on, which is why they want to make the area grass. He mentioned that the area was seeded last fall and that it needs to be watered. Mr. Brown explained that there will be a pump on a prefab concrete pad located a little over 100 feet from the stream and will pump 15 gallons per minute when the water is needed. He also said that there will not be any alterations to the area.

Ms. Tierney said that she met the applicants on site and viewed the property, which is a gentle slope down to the stream with the location of the pad on level land. She said that there might be difficulty getting down to the stream because it's really overgrown and suggested to the applicants to clear a path 2-3 feet wide for access to the stream. The applicants added that to the RDA application.

Ms. Lebel **MOVED** that we issue a Negative 2 determination for the Request for Determination for Western Mass Relics.

SECOND Mr. Cerqueira.
3-0-1 in Favor. (Mr. Covill)

Ms. Lebel **MOVED** to close the public meeting for the RDA for the Western Mass Relics.
SECOND Mr. Cerqueira.
4-0 in Favor.

The public meeting closed at 7:05 p.m.

Documents included: WPA Form 1 – Request for Determination of Applicability, Exhibits #1-6; GIS Map 26-1A

Peter Ostrowski / Alex Binczyk – Building permit for Lot 15 Sunset Ridge (Assessors’ Map 26, Parcel 37K) (Subdivision NOI #207-0589)

Peter Ostrowski was present for the discussion.

Mr. Ostrowski presented the building plan to the Commission members and explained that he measured from the retention pond to where the silt fence is and that it went from 160-180 feet, and he said that the house would be 20 feet from that. Mr. Covill commented that he went out there to take a look and that the only concern he had was that the silt fence was installed incorrectly and asked that it gets filled in before commencing any further work. Mr. Covill said that it appears that the work would be approximately 75 feet from the retention pond. The Commission agreed that a Notice of Intent should be filed.

Documents included: Plan of Land at: Lot 15, Sunset Ridge Ludlow, Mass. (Oct. 9, 2023); Notice of Intent 207-0589 Cislak Drive

Conservation Restriction for Elaine Hodgman – 0 Center Street (Assessors’ Map 39, Parcel 3C)

Elaine Hodgman was present for the discussion.

The Commission members reviewed the Conservation Restriction paperwork.

Ms. Lebel **MOVED** that we sign the conservation restriction for this property of Elaine Hodgman, 0 Center Street, Assessors’ Map 39, Parcel 3C.

SECOND Mr. Cerqueira.
4-0 in Favor.

Documents included: Conservation Restriction for Grantor: Elaine Hodgman; Email from Douglas Stefancik / Brian J. Winner (January 10, 2024)

APPROVE/SIGN Minutes of December 20, 2023

Ms. Lebel **MOVED** we approve the minutes of December 20, 2023.

SECOND Mr. Cerqueira.
4-0 in Favor.

Ms. Lebel **MOVED** to file the mail items.
SECOND Mr. Covill.
4-0 in Favor.

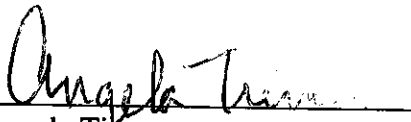
Ms. Tierney mentioned that she received an email for a request for a Certificate of Compliance on West Street but that it's in violation of the bylaw. She said that they had cut trees in the 25 foot no disturb zone and put some rip rap down into the wetlands. Ms. Tierney remarked that they need to come into a meeting to speak with the Commission to see how it can be corrected.

Ms. Tierney also mentioned that the dog park is going along well, and that the town graded the parking lot and smoothed it out.


Ms. Lebel **MOTION** to adjourn.
SECOND Mr. Cerqueira.
4-0 in Favor.


Meeting adjourned at 7:35 p.m.

APPROVED:


Angela Tierney


Cameron Covill


Penny Lebel


Helder Cerqueira

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(All related documents can be viewed at the Conservation Office during regular business hours.)