

LUDLOW CONSERVATION COMMISSION MEETING AGENDA

REVISED (12/04/24 2:00 p.m.)

Ludlow Town Hall, Selectmen's Conference Room

Wednesday, December 4, 2024 - 6:30 p.m.

Appointments

- 6:30 – Request for Determination – Linda Nawracaj – 33 Evergreen Circle (remove tree limbs from pond/stabilize bank)
- 6:40 – RESCHEDULED Request for Determination – Joseph Hagopian – 31 Batista Circle (replace/repair roof as needed)
- 6:50 – RESCHEDULED Public Hearing – Notice of Intent – Greenfields Inc. – Lot 54 Knollwood Drive (Assessors' Map 39, Parcel 54) (construction of a single-family dwelling with associated grading and utilities) (207-0665)
- 7:00 – Request for Certificates of Compliance – Sodi, Inc. – Santina Drive: Lot 1 (207-0629), Lot 2 (207-0630), Lot 3 (207-0631), Lot 4 (207-0632), Lot 5 (207-0633), Lot 6 (207-0634), Lot 7 (207-0635), Lot 8 (207-0636), Stormwater Parcel B (207-0637)
- 7:05 – RESCHEDULED Public Hearing – Notice of Intent – Ralph Capua, Sodi, Inc. – Santina Drive (Assessors' Map 11D, Parcels 115M, 115N, 115P, 115Q, 115R, 115S, 115T, 115U, 115V) (construction of eight (8) single-family homes and a stormwater parcel within the buffer zone) (207-0664)
- 7:15 – Appointment – Dinis Baltazar / R Levesque Associates -148 Carmelinas Circle – Enforcement Order Remediation Plan Update (207-0522)
- 7:30 – Public Hearing – Notice of Intent – CA Real Estate Holding, LLC – 40 Westover Road (Assessors' Map 3, Parcel 110) (Interior renovations of the existing building and a +/-26,000 SF expansion to the rear of the site, including associated earthwork, paved parking & driveways, utility connections, stormwater management system, site lighting, and landscaping) (207-0666)

Discussion

- Ratify 2 Emergency Certification Forms for Town of Ludlow DPW – Wade Pond Dam
- Purchase Conservation stamp
- Request for Certificate of Compliance – Harris Brook Elementary School (207-0606)
- Request for Certificate of Compliance – 1206 (Lot 0) Lyon Street (207-0621)
- Expand parking at Fire Station (Ludlow DPW)
- Site Visit – 437 Holyoke Street – possible activity in wetlands

Mail Items

70. Planning Board Notice of Decision/Legal Notice - Special Permit/Home Occupation - 97 Allison Lane
71. Planning Board Notice of Decision/Legal Notice - Special Permit/Home Occupation - 19 Munsing Ave
72. Planning Board Notice of Decision – Special Permit/Estate Lot – 0 Kendall Street
73. Planning Board Notice of Decision – Site Plan/Special Permit/Auto Repair - 191 West Street
74. Planning Board Notice of Decision - Special Permit/Home Occupation – 6 Rosewood Drive

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- 75. Planning Board Legal Notice – Revocation of Site Plan – 4-8 White Street
- 76. Planning Board Legal Notice – Special Permit/Home Occupation – 519 Moore Street
- 77. Planning Board Legal Notice/Comment Sheet – Site Plan – 40 Westover Road
- 78. Planning Board Legal Notice/Comment Sheet – Site Plan – 76 Ravenwood Drive

Other Business

Approve/sign minutes of October 2, 2024

Next meeting February 5, 2025

All applicable paperwork is on file at the Conservation Office during regular working hours. Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chairman reasonably expects will be discussed as of the date of this notice.

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