

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
February 5, 2025**

CONSERVATION MEMBERS

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

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

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TOWN OFFICE
2025 APR - 3
4:11:04

Request for Determination – Pauldin, LLC c/o Dinis Baltazar – 148 Carmelinas Circle (Assessors’ Map 26, Parcel 9D) (completion of drainage and stormwater site improvements)

Request for Certificate of Compliance – 148 Carmelinas Circle (207-0522)

In attendance: Filipe Cravo – R Levesque Associates, attendees

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

Mr. Cravo mentioned that there was an enforcement order on the site, and that the plans have been revised to document what was in compliance regarding the site design and stormwater drainage report as was discussed at the last meeting. Mr. Cravo presented the plan and explained that the original Order of Conditions has expired, which is why a Certificate of Compliance has been requested to close that out. Mr. Covill said that due to the work that is involved, he believes that another Notice of Intent should be filed for the new stormwater basin.

The public hearing as a Notice of Intent was continued until March 5, 2025, at 6:30 p.m.

Ms. Lebel: I make a **MOTION** to issue a partial Certificate of Compliance for 207-0522 for work not completed, 148 Carmelinas Circle.

SECOND Mr. Covill.

3-0 in Favor.

Documents included: WPA Form 1 – Request for Determination of Applicability; Plans: Proposed Self-Storage Facility Improvements, 148 Carmelinas Circle – Ludlow, MA (2/17/25) WPA Form 8A – Request for Certificate of Compliance

Public Hearing – Notice of Intent – Brandon Teixeira – 0 West Street (Lot 3 Brook Street) (Assessors’ Map 7, Parcel 19) (construction of a single-family home and associated site improvements) (207-0667)

In attendance: Keith Terry – Sherman & Frydryk, Brandon Teixeira, Carlos Teixeira, attendees

The public hearing opened at 6:48 p.m.

Mr. Terry noted that they have provided a revised set of plans showing the brook across the street and shifted the driveway up against the property line to provide as much separation to the wetland area on the parcel. He also presented and explained the plans to the Commission. The applicant requested a variance because they cannot access the property since the 25-foot wetland boundary would prohibit it.

Ms. Lebel: I make a **MOTION** to issue a variance on the 25-foot no-disturb zone.

SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent for 207-0667.

SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to issue the standard Order of Conditions including the boulders on the 25-foot no disturb for 207-0667.

SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public hearing for 207-0667.

SECOND Mr. Covill.

(motion failed)

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2025 APR - 3 A

Mr. Jarrett, an abutter, asked some questions about the brook that crosses the property where the driveway will be located. Mr. Terry explained that it is a watercourse that goes into a corrugated pipe, continues underneath the road, and discharges into Stony Brook. Mr. Jarrett commented that he did not receive notification as an abutter in Granby and questioned whether there were any other abutters that were not notified about the public hearing. The applicant and Commission agreed that the public hearing will be continued, and the abutters will be re-notified.

Ms. Lebel: I make a **MOTION** to continue for 207-0667 to the March 5th meeting.

SECOND Mr. Covill.

3-0 in Favor.

The public hearing was continued until March 5, 2025.

Documents included: WPA Form 3 – Notice of Intent); DEP Notification of Wetlands Protection Act File Number (January 6, 2025) Notice of Intent Layout/Details Plan - Lot 3, Brook Street Ludlow, MA (01/03/2025)

Request for Determination – Joseph Hagopian – 34 Holy Cross Circle (Assessors’ Map 11B, Parcel 112) (replace windows, deck, floor tile, door, and lead paint abatement)

In attendance: Joseph Hagopian – Pioneer Valley Planning Commission, attendees

The public meeting opened at 7:19 p.m.

Mr. Hagopian explained that the homeowners are currently approved for the Town of Ludlow’s Community Block Grant Housing Rehabilitation Program, and that all of the proposed work is within the

existing footprint. Mr. Hagopian said that the work is over 100' from the wetland and that erosion controls will be in place during construction.

Ms. Tierney mentioned that the applicant is requesting a waiver of the fees because the project is being paid for by a grant that was issued to the Town of Ludlow.

Ms. Lebel: I make a **MOTION** to issue a negative determination for the RDA at 34 Holy Cross Circle with also including waiving the fees.

SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public hearing for 34 Holy Cross Circle.

SECOND Mr. Covill.

3-0 in Favor.

The public meeting was closed at 7:20 p.m.

Documents included: WPA Form 1 – Request for Determination of Applicability; GIS wetland map – 34 Holy Cross Circle

**Request for Determination – James Babcock – 574 Alden Street (Assessors' Map 40, Parcel 12A)
(build deck on rear of house)**

In attendance: James Babcock

The public meeting opened at 7:23 p.m.

Mr. Babcock explained that he would like to build a deck onto the back of the house, and that the house is approximately 97' from the wetland.

Ms. Lebel: I make a **MOTION** to issue a negative determination for 574 Alden Street.

SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel: **MOTION** to close the public meeting for 574 Alden Street.

SECOND Mr. Covill.

3-0 in Favor.

The public meeting was closed at 7:24 p.m.

Mr. Babcock asked the Commission about removing a tree that has fallen in the water. Mr. Covill suggested that just the part above the water be removed and leave the rest intact because it is beneficial for the aquatic wildlife.

Documents included: WPA Form 1 – Request for Determination of Applicability; GIS wetland map – 574 Alden Street

Review/Approve 2024 Annual Report

Ms. Lebel: I make a **MOTION** that we approve the town report.
SECOND Mr. Covill.
3-0 in Favor.

Documents included: Draft 2024 Annual Town Report

Requests for Certificates of Compliance – 0 (Lot 61) Balsam Hill Road, Lots 72, 78 & 80 Balsam Hill Road, Lots 86 & 87 Turning Leaf Road (207-0639)

The Commission reviewed the map that showed no wetlands on the parcels.

Ms. Lebel: I make a **MOTION** to issue a Certificate of Compliance for the Lots 61, 72, 78 & 80 on Balsam Hill, and Lots 86 & 87 on Turning Leaf.
SECOND Mr. Covill.
3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Unpermitted stream crossing and BVW alter - 1317 Lyon Street (207-0569) from Mark Stinson

Mr. Stinson sent an email claiming an unpermitted stream crossing and BVW alter. Ms. Lebel said that she spoke with the homeowner at 1317 Lyon Street who told her that he has not done any work since he received a Certificate of Compliance on his Notice of Intent (207-0569), and that his livestock maintains the area. Ms. Tierney said that the property has always been used for farming in agriculture.

A site visit will be scheduled in late April.

Documents included: Emails/aerial maps from Mark Stinson of DEP (January 7, 2025); photos of area in question from homeowner

Request for Certificate of Compliance/Unauthorized work at 715 (Lot 16A) West St. (207-0611)

A Certificate of Compliance was requested for the construction of a single-family home on the property. Aerial photos show a swimming pool, garage, and retaining wall at the rear of the property that was not filed for. The property owner has filed a Notice of Intent which is scheduled for the meeting of March 5, 2025. The discussion will be continued at that time.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Request for Certificate of Compliance – 284 Westerly Circle (207-0419)

The property owner submitted photos showing the yard area and permanent markers in place.

Ms. Lebel: I make a **MOTION** to issue a Certificate of Compliance for 284 Westerly Circle, 207-0419.
SECOND Mr. Covill.

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3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance; property photos

Request for Certificate of Compliance – 111 Fox Run Drive (Bylaw)

Ms. Lebel: I make a **MOTION** to issue a Certificate of Compliance for 111 Fox Run Drive.
SECOND Mr. Covill.

3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

MAIL ITEMS

01. **Planning Board Legal Notice/Comment Sheet/Notice of Decision – Estate Lot 9 Sunset Ridge**
02. **Planning Board Comment Sheet – Site Sketch – 68 State Street**
03. **Planning Board Legal Notice/Comment Sheet – Site Plan – 592 Holyoke Street (Will need to file with Conservation due to wetlands on the property)**
04. **Planning Board Notice of Decision – Special Permit/Home Occupation 519 Moore Street**
05. **Planning Board approval letter for site plan – 40 Westover Road**
06. **Planning Board Legal Notice – Proposed Zoning Bylaw Amendments**
07. **Planning Board Legal Notice - Special Permit/Home Occupation – 242 James Street**
08. **Planning Board Legal Notice - Special Permit/Home Occupation – 53 Wilson Street**
09. **Board of Appeals Legal Notice/Notice of Decision – 76 Ravenwood Drive / 6 Miller Street**
10. **Email from Jennifer Forman re: Spotted Lanternfly (LCTV will be contacted to see if the information/videos can be put on cable access)**
11. **Planning Board Legal Notice/Comment Sheet – Site Plan – 321 Center Street (will not affect wetlands)**

RECEIVED
TOWN ENGINEER
2025 APR - 3 AM 11:07
TOWN ENGINEER

Approve/sign minutes of December 4, 2024

Ms. Lebel: I make a **MOTION** to approve the minutes of December 4, 2024, three of us are present.
SECOND Mr. Covill.

3-0 in Favor.

The Commission signed the invoice for Schwaab, Inc.

Ms. Tierney extended condolences to the family of Town Planner, Doug Stefancik. She said that Doug was a strong advocate with the Finance Committee to get Conservation a budget to get some invasives removed from the Riverwalk, and possibly get a few benches placed there, one in memory of Doug Stefancik.

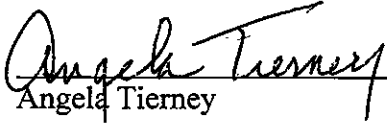
Ms. Lebel: I make a **MOTION** for bench.
SECOND Mr. Covill.

3-0 in Favor.

Ms. Lebel **MOVED** to adjourn.
SECOND Mr. Covill.
3-0 in Favor.

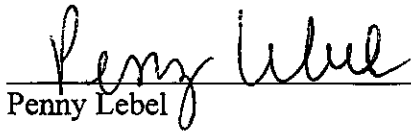
Meeting adjourned at 8:03 p.m.

APPROVED:

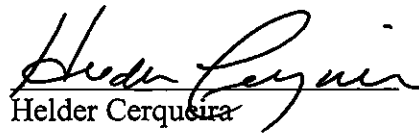


Angela Tierney

Cameron Covill



Penny Lebel



Helder Cerqueira

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

RECEIVED
TOWN CLERK'S OFFICE
2025 APR - 3 A 11:05
TOWN OF LEEDS, N.H.