

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
April 2, 2025**

CONSERVATION MEMBERS

Angela Tierney – Chair (Present)
Cameron Covill – Vice Chairman (Absent)
Penny Lebel (Present)
Helder Cerqueira (Present) (6:49 p.m.)
Joseph Chaloux (Present)
Jason Martowski, Associate Member (Absent)

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TOWN OF LUDLOW

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

Ms. Tierney mentioned that Cameron Covill has left the Conservation Commission and thanked him for his service. She also said that there is a vacancy on the Commission for anyone who is interested.

Reorganize

The commission will reorganize at a later date when all members are present.

Continued Public Hearing – Notice of Intent - Pauldin, LLC c/o Dinis Baltazar – 148 Carmelinas Circle (Assessors' Map 26, Parcel 9D) (completion of drainage and stormwater site improvements) (207-0522) (Request to continue to April 2, 2025)

In attendance: Filipe Cravo – R Levesque Associates, attendees

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

Mr. Cravo explained that the prior owner of the property did not complete the drainage network to the original plan in addition to the stormwater basin out back not being as large as was shown on that plan. The original Order of Conditions has been closed with a Certificate of Compliance issued, so that the new Notice of Intent could be filed. He explained that the plan includes paving around the existing buildings, installing drainage infrastructure which currently doesn't exist, expanding upon the stormwater basin and installing additional water quality treatment before it gets into the basin. Mr. Cravo reviewed the response letter to the DEP comments. Ms. Tierney voiced her concerns about the eight-month timeline of the project.

(Mr. Cerqueira joined the meeting)

Ms. Tierney suggested giving the applicant four months (July 30th) and then scheduling a site to see what's going on and if it's in good faith being constructed, more time could be allowed if needed. She also said that if nothing has been done at that time, she will push for a denial, impose fines, and refer it to DEP.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent 207-0669 with the stipulation that the project should be partially done as far as the stormwater, in four months.

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

Ms. Lebel: I make a **MOTION** to issue our standard Order of Conditions for 207-0669 with that same stipulation, four months.

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

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Ms. Lebel: I make a **MOTION** to close the public hearing for the Notice of Intent 207-0669.

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

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The public hearing closed at 6:53 p.m.

Documents included: Notice of Intent Proposed Site Improvements (February 19, 2025); Notification of Wetlands Protection Act File Number (February 26, 2025); Email & photos to Mark Stinson from Nina Fazio (February 26, 2025); Stormwater Drainage Report – Proposed Self-Storage Facility Improvements (January 17, 2025); Plans – Proposed Self-Storage Facility Improvements (Rev. 3/31/25)

Public Hearing – Notice of Intent – Carolyn Harris – 67 Lyon Street (Assessors' Map 24, Parcel 18) (addition to single family home) (207-0670)

In attendance: Steve Riberdy – Boghunter Ecological, Carolyn Harris, attendees

The public hearing opened at 6:54 p.m.

Mr. Riberdy noted that Harris Brook runs behind the property as an intermittent stream, and that they are proposing to add an addition to the front of the house, which is outside of the buffer zone, and also add on another bay to the garage which will be 65 feet at its closest point from the wetland in the back. Ms. Tierney explained that she was out on a site inspection and that the only concern is the small addition to the garage. She said that there is a noticeable drop to the intermittent stream area and that there won't be any impact to the wetland area.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent for 67 Lyon Street for 207-0670.
SECOND Mr. Cerqueira.
4-0 in Favor.

Ms. Lebel: I make a **MOTION** to issue our standard Order of Conditions for 67 Lyon Street for 207-0670.
SECOND Mr. Cerqueira.
4-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public meeting for 207-0670.
SECOND Mr. Cerqueira.
4-0 in Favor.

The public hearing closed at 6:58 p.m.

Documents included: NOI Application – 67 Lyon Street Ludlow, MA (February 20, 2025); Notification of Wetlands Protection Act File Number (March 13, 2025)

Public Hearing – Notice of Intent – Town of Ludlow Pond Management Committee – Murphy Pond (Assessors' Map 12B, Parcel 136C) (ecological restoration & treatment of pond) (207-0671)

In attendance: Steve Riberdy – Boghunter Ecological, Judy Breault, attendees

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The public hearing opened at 6:59 p.m.

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Mr. Riberdy said that they will be doing a treatment on the pond, and that Waters and Wetlands did an assessment for the Town of Ludlow Pond Committee and made recommendations on how to improve the habitat of the pond and remove the invasives. He reviewed the comments from the DEP. Ms. Breault said the treatment should begin in May with notices being sent to the abutters.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent 207-0671 for Murphy Pond treatment.

SECOND Mr. Cerqueira.

4-0 in Favor.

Ms. Lebel: I make a **MOTION** to issue the standard Order of Conditions for 207-0671 Murphy Pond.

SECOND Mr. Cerqueira.

4-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public meeting for 207-0671 for Murphy Pond.

SECOND Mr. Cerqueira.

4-0 in Favor.

The public hearing closed at 7:14 p.m.

Documents included: Notice of Intent for Murphy Pond Ludlow, MA (March 7th, 2025); Notification of Wetlands Protection Act File Number (February 26, 2025); Response to Western Region Office DEP Comments for DEP # WE207-0671 (March 24th, 2025)

Public Hearing – Amendment to Notice of Intent/Order of Conditions – Andrew Rourke – Lot 15 Church Street (Assessors' Map 17, Parcel 103D) (removal of Riverfront Area and restoration, increase clearing in front of proposed home) (207-0661)

In attendance: Steve Riberdy – Boghunter Ecological, Steve Rourke, Andrew Rourke, Ashley Rourke, attendees

The public hearing opened at 7:15 p.m.

Mr. Riberdy remarked that this Notice of Intent was approved last year, that the stream out front was perennial, and that the house was pushed back with minimal clearing to stay out of the riverfront area. He said that since that time, he has gotten 17 days of dry observations (in which only 4 are needed) so an amendment to the Notice of Intent was submitted to remove the riverfront area/restoration and clear some of the trees in the front.

Ms. Lebel: I make a **MOTION** to approve the amendment to 207-0661.

SECOND Mr. Chaloux.
4-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public hearing for Lot 15 Church Street.
SECOND Mr. Chaloux.
4-0 in Favor.

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The public hearing closed at 7:22 p.m.

Documents included: WPA Form 3 – Notice of Intent; NOI Narrative – February 2025 Amendment – 15 Church Street, Overcoming the perennial presumption of a stream.docx from Mark Stinson (March 28, 2025)

Request for Certificate of Compliance – 254 Miller Street (207-0446)

A letter of compliance was issued in 2009.

Ms. Lebel: I make a **MOTION** to issue the Certificate of Compliance with the condition that we send a letter to the new owner, to the resident, that they need to contact the Conservation Commission if they do any work next to the brook.
SECOND Mr. Cerqueira.
4-0 in Favor.

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

Site Visit for possible unpermitted stream crossing and BVW alter at 1317 Lyon Street (207-0569)

Ms. Tierney said that she went out on the site (on March 29th) in response to a notification from DEP that there was possibly an unpermitted stream crossing and BVW alteration at 1317 Lyon Street. Ms. Tierney and Ms. Lebel agreed that there have not been any violations on the property and that the property looks great. Ms. Tierney also mentioned that the owner is doing good farming practices in rotating the horses to different fields so that the area does not become degraded. A Certificate of Compliance was issued in 2012. Ms. Tierney said that there has been no changes or destruction of the property since then. She also noted that the property has been in agriculture since 2011.

Ms. Lebel: **MOTION** to file that item for 1317 Lyon Street.
SECOND Mr. Cerqueira.
4-0 in Favor.

Request to extend Order of Conditions – 627 Randall Road (207-0650)

A letter was received requesting an extension to the Order of Conditions that was issued May 2022, to May 2027. Ms. Tierney read the project description in the original filing.

Ms. Lebel: I make a **MOTION** to extend the Notice of Intent 207-0650 to May 20, 2027 by request of the applicant.
SECOND Mr. Cerqueira.

4-0 in Favor.

Documents included: Email from Ben Belisle – request for two-year extension (April 2, 2025)

MAIL ITEMS

22. Eversource WT-11 TRRP Project Mitigation Suggestions

The letter stated that the project includes the widening of the maintained portion of Eversource's Line 354 easement from the Northfield Substation to the Ludlow Substation by 100 feet and will include approximately 1.3 acres of tree clearing in the Bordering Vegetated Wetlands in Ludlow. They are seeking opportunities and suggestions to provide wetland mitigation.

Ms. Lebel: I make a **MOTION** we send a copy of the letter from Eversource to DPW for their information.

SECOND Mr. Cerqueira.

4-0 in Favor.

23. Planning Board comment sheet & approval letter for Site Sketch – 459 East Street

Ms. Lebel: **MOTION** to file, there's no wetland.

SECOND Mr. Cerqueira.

4-0 in Favor.

24. Planning Board Notice of Decision – Estate Lot – 0 Lyon Street (*previous comments that they may need to come to Conservation*)

25. Notification of Forest Cutting Plan activities – 21 Piney Lane

26. Administrative Review Committee approval of Site Plan Addendum – New Parking Lot No. 2A Project at the Ludlow Mills

27. Center Street Reliability Project (207-0660) construction contact information & impending start date

28. Planning Board Revised Site Plan & comment sheet – 592 Holyoke Street (*possible wetlands – may need to file with Conservation*)

Approve/sign minutes of February 5, 2025 and March 5, 2025

Ms. Lebel **MOVED** to file the minutes from February 5th and March 5th.

SECOND Mr. Chaloux.

4-0 in Favor.

Ms. Lebel **MOVED** to adjourn.

SECOND Mr. Cerqueira.


4-0 in Favor.

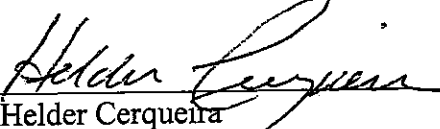
Meeting adjourned at 7:51 p.m.

APPROVED:

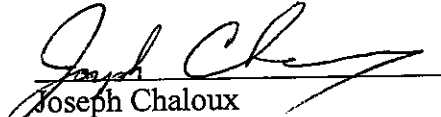
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Angela Tierney


Helder Cerqueira


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

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