

February 20, 2018

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The meeting of the Board of Selectmen held on Tuesday, February 20, 2018 at 6:00 p.m. in the Selectmen's Conference Room, Town Hall.

Members Present: Chairman William Rooney, Manny Silva, Carmine Fernandes, Brian Mannix and Derek DeBarge

First order of business: The Pledge of Allegiance

#### Correspondence

42. Chief Madera, Police Department request to charge off medical bills and lost wages to Chapter 41, Section 111F for injuries sustained by a Police Officer on February 6, 2018.

Moved by Ms. Fernandes seconded by Mr. DeBarge to approve the Chief's request to charge off medical bills and lost wages to Chapter 41, Section 111F for injuries sustained by a Police Officer on February 6, 2018. Vote: 5-0 in favor.

43. Chief Madera, Police Department informing the Board that the Ludlow Police Department has been awarded the prestigious status of State Certification by the Massachusetts Police Accreditation Commission.

Moved by Mr. DeBarge seconded by Ms. Fernandes to table to a further meeting. Vote: 5-0 in favor.

44. Douglas Stefancik, Town Planner the Planning Department has forwarded a correspondence from Eunice Pellerin regarding the new School and the Senior Center.

Moved by Mr. Mannix seconded by Ms. Fernandes to file. Vote: 5-0 in favor.

45. Taryn LaScola, Director, Division of Crop and Pest informing the Board of the MDAR Apiary program managed by the Department of Agricultural Resources.

Moved by Mr. Mannix seconded by Ms. Fernandes to file. Vote: 5-0 in favor.

46. Chief Pease, Fire Department request to charge off medical bills and lost wages to Chapter 41, Section 111F for injuries sustained by Firefighter on October 14, 2017.

Moved by Ms. Fernandes seconded by Mr. DeBarge to approve the Chief's request to charge off medical bills and lost wages to Chapter 41, Section 111F for injuries sustained by Firefighter on October 14, 2017. Vote: 5-0 in favor.

47. Governor Charles Baker, Executive Office of Public Safety and Security providing advanced notice of new requirements for funding under the State 911 Department's support and Incentive Grants.

Moved by Ms. Fernandes seconded by Mr. DeBarge to file. Vote: 5-0 in favor.

48. John McCarthy, Executive Director informing the Board that the MSBA voted to approve the Chapin Street Elementary School Project in the Town of Ludlow to replace existing Chapin Street and Veterans Park Elementary Schools with a facility on the existing site of the Chapin Street Elementary School.

Moved by Mr. DeBarge seconded by Ms. Fernandes to file. Vote: 5-0 in favor.

49. Mr. Peacey has filed a complaint for vicious dog residing at 146 Piney Lane.

Moved by Mr. Mannix seconded by Mr. Silva to schedule a hearing and include the Dog Officer and the Police Department in the hearing.

#### Unfinished Business

Board to review the Articles for the May 14, 2018 Annual Town Meeting

Board to discuss fee schedule for Building, Electrical and Plumbing

Board to sign the Liquor License for Laires Inc. DBA/Primavera Restaurant the application for the Liquor License transfer has been approved.

Moved by Mr. Mannix seconded by Ms. Fernandes to sign the Liquor License for Laires Inc. DBA/Primavera Restaurant. Vote: 5-0 in favor.



Board to approve and sign the Selectmen minutes of August 24, 2017 and October 17, 2017 and November 14, 2017.

Moved by Mr. Silva seconded by Mr. Mannix to approve the Selectmen minutes of August 24, 2017 with all members present with the exception of Mr. DeBarge. Vote: 5-0 in favor.

Moved by Mr. DeBarge seconded by Mr. Silva to approve the Selectmen minutes of October 17, 2017 with all members present. Vote: 5-0 in favor.

Moved by Mr. DeBarge seconded by Mr. Silva to approve the Selectmen minutes of November 14, 2017 with Ms. Fernandes and Mr. Mannix absent. Vote: 3-0-2 Ms. Fernandes and Mr. Mannix abstained.

Board to approve and sign the Executive Session minutes of December 12, 2017.

Moved by Mr. DeBarge seconded by Ms. Fernandes to approved and sign the Executive Session minutes of December 12, 2017 with all members present except for Ms. Fernandes. Vote: 4-0-1 in favor Ms. Fernandes abstained.

#### New Business

Board to open the May 14, 2018 Special Town Meeting Warrant within the Annual Town Meeting. Board will close the warrant on March 20, 2018.

Moved by Mr. Silva seconded by Ms. Fernandes to open the May 14, 2018 Special Town Meeting Warrant to be held within the Town Meeting. Vote: 5-0 in favor.

Board to approve and sign ten (10) copies of the "Call of the Election".

Moved by Mr. Silva seconded by Mr. DeBarge to approve and sign the ten copies of the "Call of the Election". Vote: 5-0 in favor.

Board to peruse the Selectmen minutes of January 2, 2018.

#### Visitation

6:15 p.m. Armando Nunes, Business Owner

Mr. Rooney in an effort to conserve some time I assume you are here in reference to the cease and desist letter that was placed on 658 Center Street on January 12<sup>th</sup>, and as you are aware the Board of Selectmen has no authority to levy or put in place a cease and desist or nor does it have the any authority to remove a cease and desist, you understand that.

Mr. Nunes yes I do.

Mr. Rooney and you understand that whatever appeal rights you have are with the Zoning Board of Appeals. What action are seeking from the Board of Selectmen.

Mr. Nunes I would like to deliver this letter of stating everything that is listed in the ceases and desist letter has been remedied. Based on the cease and desist and its timing and the visit I had to the Planning Board and the timing of which I received the copy of the letter from Town Council's letter I received the response from Town Council on February 13<sup>th</sup> in an email from the Town Planner and two days later the matter was rectified by my letter, so certainly a gray area with what I was told at the Planning Board's letter to the Selectmen is this in place does this have to be discussed and I just thought it best at this point in time to elevate the matter and pursue what my position is going to be til the matter has been remedied.

Mr. Rooney so it is your position that the items discussed in the cease and desist letter and the letter from Town Council have been rectified.

Mr. Nunes any matter that is pertaining to being on the property different than the last three years has been remedied the items within the cease and desist order and Town Councils that I am asking for clarification because I did not understand it or I would like to have an opportunity to for example just because there was a lack of due diligence prior to the cease and desist order being delivered to me and I think it could have been alleviated as a considerable miss communication had that been possible.

Mr. Rooney from whom are you looking for clarification.

Mr. Nunes some of the language in the letter.

Mr. Rooney who are you looking for clarification from.

Mr. Nunes I believe it would come from the Building Official considering he initiated the cease and desist letter.

Mr. Rooney so you have not taken any steps regarding that clarification.

Mr. Nunes I responded to it in writing and stated my position in regard to every allegation but beyond that it has been it has been letters back and forth and I believe the Selectmen forwarded it to Town Council and outside of that communication no sir.

Mr. Rooney what else are you looking for.



Mr. Nunes that is it I would like to get this matter behind me once it is explained and clarified.

Mr. Rooney are you all set for now.

Mr. Nunes it would be more official and time expedient if they can be addressed and cross off the list and down the line.

Mr. Rooney I am not looking to short change you are there things that you would want to get into now that is fine otherwise we can perhaps deal with after others have had an opportunity to weigh in.

Mr. Nunes if you find it best that I state my questions and concerns now and they can be addressed lump sum I would be happy to do that.

Mr. Mannix the letter you just gave us has the Building Inspector seen that accepted or rejected it because his input may change a lot of questions that Mr. Nunes might have or it could add a lot of questions, the fact that he came in and submitted that letter because most of those things have been corrected let's ask the Building Inspector if the truth be told.

Mr. Rooney Mr. Larivee have you seen the letter?

Mr. Larivee I have not seen the letter?

Mr. Rooney certainly if you want to address that letter and maybe as any kind of a background based on the cease and desist and the letter you just reviewed.

Mr. Larivee basically all the dumpsters would have to be removed from the property except the dumpster permitted by the Board of Health, any of the storage containers and storage units because those are only allowed in industrial and agricultural zones in our town would have to be removed, anything associated with the dumpster company. If Mr. Nunes wants to have an officer there he is allowed too it is Business Zoned you just have to get approval and if remodels anything inside building permits for that and a meeting with the Planning Board for site plan approvals. I can go out tomorrow if all the storage units and dumpsters that comply with the Board of Health for the business that is on the site plan than we can lift the cease and desist order.

Mr. Rooney any questions of comments from Board members.

Mr. Mannix what the Building Inspector said are all those things gone and when he goes tomorrow.

Mr. Nunes all the Commercial trucks and the dumpsters are gone except for the use of the tenants anything else that has been on the property has been there either since we bought it and it still belongs to the prior owner or it has been there for thirty six months and I state with my meeting at the Planning Board and considering that no one has looked at and what could possibly be why is that here and I took pictures on Friday and today. There is a storage trailer there and there was two on the site when I bought the property in 2012, the prior owner sold one and his final belongings that were in the building are in that trailer, I cannot move it and that is something everyone was preeve to and the condition of the parcel when I purchased it was dilapidated parcel and we invested our life savings in it we have increased the tax base considerably and I have respect for the gentleman I bought the property from and he is in a home I cannot just throw the stuff out, when he is ready to come and get it or his estate will come and get it.

Mr. Mannix when you first purchased that property the Board supported very well, I cannot disagree with Town Council and I cannot totally disagree with the Building Inspector, if there is a violation what can, we do to rectify that violation.

Mr. Rooney based in what I said in the beginning in terms of we do not put in a cease and desist we do not take it off your appeal rights are with the Zoning Board of Appeals. Based on what you just said Mr. Nunes and based on what was said by the Building Inspector just said the easiest thing would be we are all set and you indicated that you have complied with the issues, the Building Inspector will take a look at it tomorrow. My guess is that is not going to end I could be wrong and I hope I am I would be surprised. There is some information about you no wanting the Building Inspector to be out there on the property and as far as I am concerned what you are proposing is one hundred percent unacceptable. We have a Building Commissioner in Town and he deals with these issues we are not going to even if we could try to circumvent that process because of what you allege are prior issues that is what every business in town has to deal with, we do not make certain expectations for certain businesses and again as speaking as one member of the Board I am not incline to do that here and having said that and you just heard the Building Inspector say he would be out there tomorrow does he have your permission to go out there.

Mr. Nunes to inspect yes, but I would like to get some clarification on some of the allegations that were in the cease and desist and in the Councils letter because I will not be there tomorrow.

Mr. Mannix what was in the cease and desist order if we can get it rectified what difference does it make in reality if you can be back at your office and back at your property with no violations



no cease and desist and he goes by and it is over and done with and it is behind you and you may not be the happiest customer after what has transpired in the pass.

Mr. Nunes I can reach out and assist to see what I can do with the trailer from the gentleman who owned it prior I have a photo of what is in the trailer and I won't be able to move the storage containers for two to three weeks because on I have to empty them.

Mr. Mannix would the Building Inspector allow a two to three week period and pull the cease and desist order.

Mr. Larivee I would have no issue with them being gone in six months all the storage trailer that gives til mid-summer to remove them off the property as long as all the other business stuff has been moved and they just have the dumpster that is permitted through the Board of Health.

Mr. Nunes to see the letter from Town Council claim that there is machinery, equipment construction materials, manufacturing materials that are industrial uses none of that is true nor has it ever been so whatever, information was lead to this because ultimately my argument was I own a business zoned parcel I cannot park a commercial vehicle there. I brought paid stubs showing I rent property from Gomes Construction to store my dumpsters, February payment is right here it is not like I was moving in, my wife owns a business there it's a daycare, I would be out of mind if I thought I would get away with moving a construction company there. I am in the construction business I have other sites to store my equipment.

Mr. Silva where do the trailers come in on the cease and desists they are not in the letter as I read it construction equipment and materials, dumpsters which he said are gone, the trailers that are there it is really no on here so I was just wondering.

Mr. Larivee they are allowed on any zone except Industrial.

Mr. Silva they are not part of the cease and desist letter. Other businesses have acquired a building permit to store one of those as a shed is that allowed.

Mr. Larivee these are only allowed for industrial and agricultural but not in business.

Mr. Rooney I visited the site three times including 7:25 a.m. this morning and to me there is an awful lot of stuff that to a lay person that doesn't seem to make sense for a dance studio, a daycare and a finical advisor office so I do not know if that fits within this construction equipment and related materials there certainly were in one of the visits there were multiple five to six dumpsters.

Mr. Nunes I was changing the phone number on them they were coming in and going out, I actually have ninety dumpsters and these pictures of recent and if you came by this morning this is what you saw on the property.

Mr. Rooney absolutely not at 7:25 a.m. this morning, no sorry. In my opinion that is not a fair and accurate reflection of what I saw at 7:25 a.m. this morning.

Mr. Nunes that is the ageist area where the dumpsters and the trucks were parked which were inside the barriers.

Mr. Rooney there was storage sheds and equipment on top of the storage shed there was equipment on the side and a number of plows at least three plows.

Mr. Nunes there is trailers there with curb stops, so I could explain what is and isn't construction equipment. These implements that are on top of these trailers cannot be consider construction equipment because they only go on an agricultural tracker and they run hydrology the sweeper I sweep the parking lot with there are multiple events that are outdoor, the mower deck I mow the field on the other side of the wetlands because it is my property in order to maintain it nothing untop of this box ever left the property since I bought it. It is always used for the property maintenance. You probably also saw a big piece of pipe that is construction equipment, storage or barriers they are all placed initially and here is a picture of the dumpster that belong to the property and they have been there for years.

Mr. Rooney are these dumpsters that have been permitted for from the Board of Health.

Mr. Nunes I did not know I needed a permit, they have been there since I bought the property in 2012 and I will pursue that permit without a question.

Mr. Rooney the easiest thing that we can do here and just move on. Is to say that you have complied with the cease and desist and the Building inspector says he is going to look at it tomorrow if I thought that would end it I would be kidding myself.

Mr. Nunes if the cease and desist order can be lifted so I can submit my site plan amendment to the Planning Board that they asked me. I do have questions were these allegations came from so if I can get those answers and the cease desist can be lifted and no penalty because of the timing I went to the Planning Board and they requested the fees be lifted until this matter is rectified zero fines and you will not hear from me again.

Mr. Rooney you are asking this Board to do something they do not have the jurisdiction or the authority unless the Building Inspector says we do.

Mr. Larivee only ones are the Zoning Board and me.



Mr. Rooney so having said that you have heard a lot of things here what is your suggested route at this point.

Mr. Larivee give him the six months to move out all the storage containers, if it is done at the six months we would not fine him if it done in the six month time period we are not here to crush the businesses in town with fines and then just anything that is not permitted for the property off the property.

Mr. Silva sounds reasonable.

Mr. Nunes the Planning Board cannot talk to me until the cease and desist is lifted I am going thru because in December I changed my status to a corporation and I was going to the Planning Board to be recognized as another business in a business zone I am going to pursue that and I will absolutely agree not to store dumpsters there. I am going to request I do have my rights to park a commercial vehicle in a business zone overnight and if there is a dumpster on that particular truck because it ended its day on that truck or it is going somewhere else the next day, I believe it is certainly reasonable to have multiple dumpsters like you saw because I was changing the numbers on them I promise I will not do that I do not have to I pay rent somewhere else.

Mr. Rooney you say you pay rent but I saw them, so you may have paid rent but they were there.

Mr. Nunes you are absolutely right they were there, so I could change the phone numbers on them for no other reason than that it is easier for me to them here.

Mr. Rooney so do not say in the same breathe I won't have them there because I am paying rent, you might be paying rent for some I saw them there.

Mr. Nunes they will not be there in that quantity.

Mr. Mannix I think we should continue this matter for six months so these two parties can work it out and have them come back to let us know everything is fine and ask the Building Inspector when he looks at it tomorrow if everything is fine he will lift the cease and desist order and at that point Mr. Nunes can go to the Planning Board or anybody else for the changes because if things are changed then the Building Inspector wont brother him because he is not in a violation of a bylaw and if he is in violation of a bylaw then he is in violation of a town bylaw. The parties here are not that far apart, our part as far what authority we have and what direction we can go in is tough and we should move forward.

Mr. Coelho right now Armand is in the process of meeting with us with a site plan through an addendum once that is done it will indicate where he can have his dumpster and then any other and regardless of his opinion of a commercial vehicle is whatever the lot is zones for and what kind of vehicles can be parked there is simply a zoning issue because you own a commercial property does not necessarily allow you to park dumpsters there if it is zoned industrial and that is where you can have that kind of equipment then yes if it is zoned Business B and that is not the kind of equipment that goes in that zone there we have it all on the chart that will get hashed out that way. Right now anything on the ground there it is subject to change because he is developing the property and he is coming to us with an addendum to solidify the location of the dumpsters. And then if he is not in compliance and submitted a plan to us and if he is not living by that plan then the fines should kick in maybe retroactive. I think that is reasonable.

Ms. Fernandes again you have done a great job with that property but there is zoning for specific reasons. We are pro-business and pro-residents so if we let you do something that is not zoned properly all the business will do what they can there. My question to you is it does look like a construction site again being a lay person. When you talk about the cease and desist letter is there something else that is a bigger issue.

Mr. Nunes I have not had any construction equipment or machinery on that property but before that probably a year and half so that is false, manufacturing equipment I have no idea what that could have meant I think that the information given to Town Council was not correct and that is the only reason that I am here. I went to the Planning Department was told that the Building Commissioner and Zoning Enforcement Officer doesn't work for them he works for you.

Ms. Nunes is there a policy in which some types of warnings are issued for a cease and desist or is it just you shoot at the hip and then send things to Town Council and have meetings and make it very painful for the business owner. I just feel it would have alleviated this tension and all of this circular conversation is there a protocol or do we just send out letters like that to ruffle feathers. I am asking him and them (pointing to the Building Commissioner and the Board).

Mr. Larivee that is protocol, you send out a cease desist letter to stop the Zoning Violation and the cease and desist letter is essentially a warning that you must cease and desist before a certain date before a letter would go forward. If you address it right away and then remove the issues then it is over at that point it ends there is no letter no fines there is nothing else.



Mr. Rooney correct me if I am wrong but the letter says it pretty clear if there is a cease and desist that has been put in place any fines don't begin to accumulate until fourteen days after is that right.

Mr. Nunes when we went to the Planning Board and I believe their letter was pretty clear concerns over the cease and desist the property and protocol and procedures that are used and the reason being is that they are under the impression being the zoning bylaw kind of caretakers and writers of no law becomes a zoning bylaw without being initiated in their department, it was said in this room on tape verbal warning nothing, no nope no calls, no knock on the door didn't get any kind of written warning my understanding was from that meeting there is a standard protocol here that is a little bit more reasonable than just getting this in the mail nine days after the date it was written on.

Mr. Rooney we could debate that back and forth there is a process in place whether you agree with the process or not that remains to be seen. But there is a process in place, there is a cease and desist that is in place now, I think to go back to what Mr. Mannix is saying we are trying to come up with a solution that is reasonable but that does not mean you can just and if in fact you are or have been violating our bylaws that does not mean you can do it. Maybe there is some debate from your end as to whether or not you are in violation but we have a Building Inspector that has determined that you are in violation of the bylaw, I think you hear discussion here tonight that provides a pretty reasonable alternative I would say let's move in that direction.

Mr. Nunes certainly. I am prepared for the worst if you look at certain businesses there are 271 construction companies in Ludlow I found fifty of them between the letters A to K that have a primary address at a residence all I ever have asked for is to be treated the same as everybody else and I can't feel it, I do not feel it I could have rectified you do not want the dumpsters here no problem I could have taken them out of there the next day I could have, if that courtesy was offered to me simple fact of the matter it wasn't and I got sent a letter.

Mr. Rooney I think by your own admission correct me if I am wrong you had dumpsters coming in and out of that property is that fair to say.

Mr. Nunes since December, there no denying that.

Mr. Rooney and those dumpsters are coming in on some kind of commercial vehicle right and is it fair to say that is in violation of our current bylaw.

Mr. Nunes and that is part of what my disagreement was. Upon my research when I received the cease and desist order it was industrial zoned so I had to look up what industrial zoning was and industrial zoning across the commonwealth and if relation to the building law and the tax law specifically relies upon the make and manufacture recomposition of a material to make another material and I was not doing anything like I do not sort ...

Mr. Rooney you were bringing dumpsters in on commercial vehicles correct. Mr. Larivee is that in violation of our bylaws.

Mr. Larivee yes.

Mr. Rooney this is for both of you honestly it is a daycare and a dance studio, two of three times I visited the site between 7:17 a.m. and 7:30 a.m. in the last couple weeks there were parents bringing their children, very young children from the parking spot to the daycare. Now what happens either for kids being brought to a daycare or to a dance studio with commercial vehicles coming in and out of there, if that in fact is in violation of our town bylaw and it seems to me should be in violation and that should not be happening there and it is a danger.

Mr. Nunes I had address the matter and the trucks were gone at 6:30 a.m. and the daycare opens at 7:00 a.m. and that resolves that as far as you are concerned.

Mr. Rooney it does not resolve the violation if and fact it is a violation. I am certainly listening to our Building Commissioner saying it is a violation and it certainly seems to me to make ample sense that it is a violation if you have children being dropped off and picked up at a daycare and dropped off and picked up at a dance studio.

Mr. Nunes I cannot see it being any different than a delivery truck going in and out of Randall's every day or food truck deliveries that bring food into the schools every day I cannot see how it is different. If my truck leaves in the morning and comes back at night.

Mr. Rooney I am not here to speak for them but you do not see the delivery trucks driving in front of their parking lot, these dumpsters are coming in and out of the front door of dance studio and a day care.

Mr. Nunes if I could clarify the dumpsters do not come in and out throughout the day because I have a storage yard the driver leaves in the morning and transfers in and out of Carmlina Circle that is the way it has always been.

Mr. Mannix I would like to make a motion that the situation is continued for six months with the two parties to work out what is legal on the zoning bylaws and come back to let us know and after the six month time period the Building Inspector and that cease and desist order be lifted



once it has been inspected and to make sure something has been done and the fines will be effective immediately that day or six months from now if nothing has happened or if the Building Inspector feels it should be retro-active.

Mr. Larivee I will follow up with a letter from my office spelling out the six months and lifting the cease and desist effective date.

Mr. Mannix I am with drawing motion. If the Building Inspector at his best determination if he could write up a letter for six months for Mr. Nunes to clear up all the avenues that he has and do whatever he needs to do with the Planning Board and anybody else and if possible that can lift so he can do things.

Seconded by Ms. Fernandes and perhaps give him a new list after you have been there with more clarification about what is pending. Vote: 5-0 in favor.

Board to discuss fee schedule for Building, Electrical and Plumbing.

Mr. Larivee explained that the big changes will be with electrical and plumbing we have not changed the fees for over eight years. With the change of organization with the department that we are onto doing subcontracting for the inspections, I reviewed what it cost the town every year now so these fees based off of last year will bring us to a net zero so it does not cost the town money for the subs so we are not paying out, it offsets everyone's labor cost.

Moved by Mr. Silva seconded by Ms. Fernandes to adopt the new proposed building fee schedule as presented tonight.

Moved by Mr. Mannix seconded by Ms. Fernandes for the new building fees schedule to be effective on February 26, 2018. Vote: 5-0 in favor.

Board to review the Articles for the May 14, 2018 Annual Town Meeting.

Moved by Mr. Silva seconded by Ms. Fernandes to approve the Standard Articles as proposed tonight. Vote: 5-0 in favor.

Conservation, Board of Health, Dog Park & DPW

Moved by Mr. Silva seconded by Ms. Fernandes to place the article for the revolving funds for Conservation, Board of Health, Dog Park & DPW. Vote: 5-0 in favor.

Police, request to purchase Multi-Frequency Public Safety Voice/Radio Communications and Data Interoperability Systems. Will need a follow up meeting.

Board of Assessors Personal Property Tax Agreement for the solar photovoltaic energy generating facility located at 1077 Center Street. Board of Assessors are looking at having a pilot program or a tax agreement with Town Meeting vote. Town Meeting has to approve it allowing the Board of Selectmen to enter into this agreement. It would be an article to allow the Board of Selectmen to enter into the tax agreement with the solar company. Part of the legislation from solar is written in stating that the Board of Selectmen are solely the authorization pilot agreement. To see if the Town will vote to authorize the Board of Selectmen to negotiate and enter into the personal property tax agreement with the owners of the Center Street, LLC. This needs to be confirmed with Town Council.

Board of Selectmen stretch code adoption to become a green community. Mr. Barry from the Department of Energy coming at your next meeting to give an explanation of where the stretch code is with the new building codes and the energy efficiency codes that have come out there was a gap between what the building codes were and the stretch codes and with the new codes it is gone so the adoption of the stretch code and being part of green community you have to adopt a stretch code.

Unregistered cars bylaw change. Table til the next meeting when the Building Commissioners comes in.

Capital Improvement Planning Committee bylaw change.

Leland Drive Street acceptance. Moved by Mr. Silva seconded by Mr. Mannix to place Leland Drive Street acceptance in as article. Vote: 5-0 in favor.

Moved by Mr. Silva seconded by Mr. DeBarge to put in the Department of Public Works four articles. Vote: 5-0 in favor.





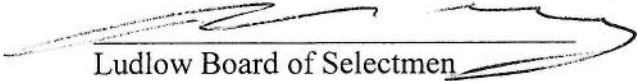
Transfer from the Sewer Enterprise retained earnings or borrow by the issuance of bonds money for the sewer division capital improvements during the fiscal year beginning July 1, 2018. To do the sewer projects they have to vote to have the money taken out of the retained earnings to use.

Moved by Mr. Mannix seconded by Mr. Silva to have the article submitted. Vote: 5-0 in favor.

Mr. Rooney: Board to enter into Executive Session for the purpose of discussing strategy for the Fire Union and I as Chairman declare this meeting would have a detrimental effect on the bargaining position of the public body if held in open session.

Moved by Mr. Silva seconded by Ms. Fernandes to go into Executive Session at 7:45 p.m. and not return back to open session. Mr. Mannix yes, Ms. Fernandes yes, Mr. Silva yes, Mr. DeBarge yes, Mr. Rooney yes.

RECEIVED  
TOWN CLERK'S OFFICE  
2018 MAY 23 A 10:39  
TOWN OF LUDLOW

 Chairman  
  
  
  
  
Ludlow Board of Selectmen

All related documents can be viewed at the Board of Selectmen's Office at Town Hall during regular business hours.