

PLANNING COMMISSION
PRELIMINARY MINUTES
REGULAR MEETING

July 19, 2016

MEMBERS PRESENT:

Alan Couch, Chair
Terry Carter

Alan Isaacson

Norm Vanasse

MEMBERS ABSENT:

Logan Nicoll

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Adam Sayre - LPC-TV

Lisha Klaiber, Recorder

1. CALL TO ORDER

A. Alan Couch called the meeting to order at 6:02 p.m.

2. ROLL CALL BY RECORDING SECRETARY

A. All Planning Commission members present, except Logan Nicoll.

3. APPROVE MINUTES

A. The minutes to be approved are from the meeting of June 28, 2016.

B. **MOTION by Alan Isaacson and seconded by Terry Carter to approve the minutes June 28, 2016 as presented. Motion passed unanimously.**

4. COMMENTS FROM CITIZENS

A. There were none.

5. DEVELOPMENT MANAGEMENT

A. Alan Couch noted that this was discussed at their last meeting.

B. Rose Goings noted that Jason Rasmussen is on vacation.

C. Alan Isaacson said that Jason Rasmussen sent the map back to him and asked if the changes noted were the ones the board wanted to make.

- D. Terry Carter said Jason Rasmussen also sent application material.
- E. Alan Couch said he also sent energy comments.
- F. Alan Couch noted that they needed the maps before they can send the changes to the Select Board.
- G. Alan Isaacson said that Jason Rasmussen wanted to wait, before sending some changes to the Select Board, until all of the changes have been made. He added that there was no consensus from this board's members, at the last meeting regarding possible changes to Town RC1 and RC2, down by Bixby Road. He said that we have to have the maps before the hearing.
- H. Alan Couch said he is happy with the zoning maps as they are, with recent changes to Mountain Road.
- I. Rose Goings said other changes to the zoning regulations were to add DISTRICT STANDARDS to the Village RC and Town RC1 and RC2 districts.
- J. Terry Carter noted that they also added it to the town plan.
- K. Alan Isaacson said that we are waiting to make changes to the Energy Section of the town plan to see what the state is going to require. He added that the Select Board also wants to wait to see what the state does.
- L. Alan Couch agreed that there would be no benefit to sending Energy changes to the Select Board at this time.
- M. Alan Isaacson advised that Jason Rasmussen had guessed that it would be November-December-January before the state does that.
- N. Terry Carter said she would like to pass the changes to the Mountain Recreation District, along with changes to the town and village RC districts along to the Select Board.
- O. Alan Isaacson said we need to get the maps from Jason Rasmussen before we warn a hearing.
- P. Rose Goings said she would contact Jason Rasmussen.
- Q. **MOTION by Terry Carter and seconded by Alan Isaacson to warn the following public hearings for September 20, 2016 at 6:00 p.m.**
 - i. **Changes to the Land Use Section of the Municipal Plan**
 - ii. **Changes to the Residential Commercial District of the Village of Ludlow Zoning and Flood Hazard Regulations.**
 - iii. **Changes to the RC1 and RC2 Districts of the Town of Ludlow Zoning and Flood Hazard Regulations****MOTION passed unanimously.**

6. **RENEWABLE ENERGY SITING BILL**

- A. Alan Couch said he reviewed the changes Jason Rasmussen has made and thought they were good. We now have to wait to see what the state does.
- B. Terry Carter said that the state passed the bill.
- C. Alan Isaacson said now we are waiting for ANR to set up guidelines and requirements for Substantial Deference. We must then wait for Regional Planning to set its regulations.

7. **IN PROCESS**

- A. Grant Brook Reclassification
 - i. Rose Goings said still no word.
- B. Flood Resiliency Map
 - i. Rose Goings said also, still no word. We will leave these two items on the agendas.

8. **VILLAGE CENTER**

- A. Rose Goings said that the letter had been drafted and sent to Frank Heald to refer to the Select Board and the Trustees. If they approve, they will authorize Frank Heald to sign the letter. She added that she still has to take pictures.
- B. Alan Isaacson asked if she would be able to get them done this week so they could go over them together. He said that he emphasized affordable housing in the letter.
- C. Rose Goings said she sent the letters from both Alan Isaacson and Alan Couch to the Jason Rasmussen. He added affordable housing to one of them and that was the one sent to Frank Heald.

9. **NEW PROJECTS**

- A. Alan Couch said they have until 2020 to re-do the town plan.
- B. Alan Isaacson said they could also vote to re-submit it.
- C. Alan Couch agreed that it has been tweaked over the last few years and is in good shape.
- D. Alan Isaacson said that the Energy Chapter will be a pressing project, but they still need more information. He asked Rose Goings to ask Jason Rasmussen if he can make the September meeting.
- E. Rose Goings said yes.

10. **OTHER BUSINESS**

- A. August Meeting
 - i. The board decided not to have an August meeting. There will be no August meeting.
- B. Planning Grants
 - i. Alan Isaacson asked if any Planning Grants would be coming out.
 - ii. Rose Goings said there is one coming up.
 - iii. Alan Isaacson suggested applying for a grant to have Jason Rasmussen assist the board in rewriting the Energy Section of the town plan and zoning regulations, based on the new state law and its requirements.
 - iv. There was consensus among board members to apply for the grant.
 - v. Rose Goings said she will discuss this with Jason Rasmussen.
- C. Next Meeting
 - i. The next meeting will be on September 20, 2016. This is the next meeting and will be preceded by three public hearings.

11. **ADJOURN**

- A. **MOTION by Norman Vanasse and seconded by Terry Carter to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:31 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse

Alan Isaacson