

**PLANNING COMMISSION
PRELIMINARY MINUTES**

SPECIAL MEETING

February 9, 2012

MEMBERS PRESENT:

Fred Glover, Chairman
Terry Carter

Alan Couch
Ethan Gilmour

Steve Stengel
Norman Vanasse

OTHERS PRESENT:

Jim Fuller
Rose Goings

Julie Nicoll
Jason Rasmussen

Lisha Klaiber, Recorder
Matt Gajewski – LPC-TV

1. CALL TO ORDER

A. Christine Fuller called the meeting to order at 6:02 p.m.

2. ROLL CALL BY RECORDING SECRETARY

A. All members present.

3. APPROVE MINUTES

A. The minutes to be approved are from the meeting of December 20, 2011.

B. Norman Vanasse noted that the date on the minutes should have December 20, 2011 and Alan Couch was listed as both absent and present. He was present.

C. **MOTION by Alan Couch and seconded by Terry Carter to approve the minutes from December 20, 2011 as corrected. Motion passed unanimously.**

4. COMMENTS FROM CITIZENS

A. There were none

5. PUBLIC HEARING FOR THE MUNICIPAL TOWN PLAN

A. Fred Glover opened the Public Hearing at 6:08 p.m.

B. Rose Goings advised that this hearing had been warned 30 days ago and that notices had been sent to abutting towns, Regional Planning Commission and the Commission of Housing Affairs.

C. Fred Glover asked if there were any questions.

D. Jason Rasmussen said that the town plan is almost complete and is ready to be sent to the Select Board and Board of Trustees.

E. Fred Glover said there were a couple of minor changes from the last draft.

- F. Jason Rasmussen said he had updated the pictures and credited Tom Johnson for the pictures. There were no substantive changes to the content since the notices went out.
- G. Fred Glover noted that on the copy he had, there was a strikeout on page 19.
- H. Christine Fuller said that has been corrected in the copy she has.
- I. Fred Glover said there is not much discussion and the board is officially ready to send this to the Select Board and Trustees.
- J. Jason Rasmussen said that the Planning Commission Reporting Form for the Ludlow Municipal Plan Amendments had been sent out with the mailings.
- K. Alan Couch asked if the Select Board and Trustees will make recommendations.
- L. Fred Glover said they have the right to make recommendations.
- M. Jason Rasmussen said if they make substantive changes, you may have to hold another hearing.
- N. Fred Glover asked if the acknowledgements had been added in the new draft.
- O. Rose Goings said yes.
- P. **MOTION by Christine Fuller and seconded by Alan Couch to send the Municipal Development Plan as presented at the Public Hearing on February 9, 2012 to the Select Board and Trustees. Motion passed unanimously.**
- Q. Fred Glover said that this has been a substantive revision to the town plan. It should be kept up to date as the state statutes are updated so that there would be less changes in future revisions.
- R. Terry Carter said that it is good that they were able to include the new census data.
- S. **MOTION by Norman Vanasse and seconded by Terry Carter to close the public hearing on the Ludlow Municipal Development Plan. Motion passed unanimously.**

6. OTHER BUSINESS

- A. Future Work
 - i. Alan Couch said that the Planning Commission should move on to updating the Zoning Regulations.
 - ii. Rose Goings said that the town received a grant for about \$7,500 for updating the Zoning Regulations. She said that she has started to put some things together and will have them for the next meeting. Some of the items to be addressed are Ridgeline Development, the Lakes, Route 100N, Affordable Housing, Rural Residential district and signs. In the Village, they need to include the Village Center District. There is quite a bit to look at.
 - iii. Steven Stengel said that he has also started to put some things together.
 - iv. Rose Goings said the board will also have to update the Flood Hazard Regulations and broaden the definitions.
 - v. Jason Rasmussen said that he may also be helping on the zoning regulations.
- B. Next Meeting
 - i. The next meeting will be held on Tuesday, February 21, 2012 at 6:00 p.m. and the March meeting will be on March 20th.
 - ii. Christine Fuller said that she will not be here on February 21st, but that she would be available by phone.

7. ADJOURN

- A. **MOTION by Christine Fuller and seconded by Steven Stengel to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 6:21 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Ethan Gilmour

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Christine Fuller