

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REGULAR MEETING

August 9, 2011

MEMBERS PRESENT:

Christine Fuller, Vice Chair	Alan Couch	Steve Stengel
Terry Carter	Ethan Gilmour	Norman Vanasse

MEMBERS ABSENT:

Fred Glover, Chairman

OTHERS PRESENT:

Jason Rasmussen	Duncan Love – LPC-TV	Lisha Klaiber, Recorder
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1. **CALL TO ORDER**

A. Vice Chair, Christine Fuller called the meeting to order at 5:30 p.m.

2. **ROLL CALL BY RECORDING SECRETARY**

A. All members present, except Fred Glover

3. **APPROVE MINUTES**

A. The minutes to be approved are from the meeting of July 19, 2011.

B. **MOTION by Norman Vanasse and seconded by Alan Couch to approve the minutes from July 19, 2011 as presented. Motion passed unanimously.**

4. **COMMENTS FROM CITIZENS**

A. Christine Fuller advised that Patricia Nye had passed away. Mrs. Nye and her husband have been long time residents of Ludlow and benefactors to many Ludlow organizations. The town will miss her and send condolences to her family.

B. Terry Carter advised that long time Ludlow resident Stuart Snow had also passed away. The board sends its regards to members of his family and is sorry for their loss.

5. **TOWN PLAN UPDATING**

NOTE: JASON RASMUSSEN MADE ANY CHANGES DIRECTLY TO HIS COMPUTER WHERE HE MAINTAINS THE MASTER FILE FOR THE TOWN PLAN UPDATE.

- A. Christine Fuller advised the Jason Rasmussen had forwarded copies of drafts for Land Use - Chapter 9 to board members. She suggested that the board proceed by reading through the draft
- B. Jason Rasmussen said that he had also forwarded copies of the map and said that he had made some modifications from the last meeting and the board may want to make some changes. He said that the Future Land Use map is largely consistent with the current zoning map, but not the same. He said that at the last meeting he had suggested using the name Rural Residential District on the Future Land Use map for what is now called the Town Residential District on the zoning map. It would also encompass agricultural. This map is what the town would like to look like in the future. There have been no radical changes.
- C. The board voted 4 to 2 in favor of changing the name on the Future Land Use map.
- D. Chapter 11 Summary of Critical Issues and Implementation
- E. Terry Carter asked about including ridgelines on the map.
- F. Jason Rasmussen said it could be done. He said that generally, when you show ridgelines on the map, you show the distance in feet down from the top and buffers around the area.
- G. Christine Fuller asked if they could do a separate ridgeline map.
- H. Jason Rasmussen asked how involved the board wants to get with it.
- I. Ethan Gilmour said they could correlate it to wildlife areas.
- J. Christine Fuller began reading through Chapter 9.
 - i. ¶ #1 – no changes
 - ii. ¶ #2 – no changes
 - iii. ¶ #3 – no changes
 - iv. **Existing Patterns**
 - v. ¶ #1 – no changes
 - vi. ¶ #2 – changes as agreed upon by board
 - vii. ¶ #3 – no changes
 - viii. ¶ #4 – The board decided to change all references to Okemo Mountain - when referring to the geographic – to Ludlow Mountain here and throughout the entire town plan.
 - ix. ¶ #5 – no changes
 - x. ¶ #6 – no changes
 - xi. ¶ #7 – changes as agreed upon by board
 - xii. ¶ #8 – changes as agreed upon by board
 - xiii. ¶ #9 – changes as agreed upon by board
 - xiv. **Future Patterns**
 - xv. ¶ #1 – no changes
 - xvi. ¶ #2 – changes as agreed upon by board
 - xvii. ¶ #3 – changes as agreed upon by board
 - xviii. ¶ #4 – no changes
 - xix. ¶ #5 – no changes
 - xx. ¶ #6 – changes as agreed upon by board
 - xxi. ¶ #7 – no changes
 - a. Changes as agreed upon by board
 - xxii. Village of Ludlow – Village Mixed Use – this classification is new.
 - a. The board discussed changing the references to Historic District.
 - b. Jason Rasmussen advised the board that this is not a zoning district and that downtown area is on the Historic Register.
 - c. Christine Fuller suggested leaving the final input to Fred Glover.
 - xxiii. Village of Ludlow – Village Residential Neighborhoods. This is also new.

- xxiv. a. No changes
Preservation District
- xxv. a. Changes as agreed upon by board
Town of Ludlow – Commercial Mixed Use
 - a. Board agreed to change the nomenclature back to Town Residential Commercial.
- xxvi. Town of Ludlow – Rural Residential.
 - a. No changes
- xxvii. Outdoor Recreation District
 - a. Changes as agreed upon by board
- xxviii. Jackson Gore Recreation District
 - a. Changes as agreed upon by board
- xxix. Lakes District
 - a. Changes as agreed upon by board
- xxx. Aquifer District
 - a. Changes as agreed upon by board
- xxxi. Industrial District
 - a. Changes as agreed upon by board
- xxxii. Conservation Areas
 - a. Changes as agreed upon by board
- xxxiii. **Special Considerations.**
- xxxiv. Wetlands
 - a. Changes as agreed upon by board
- xxxv. Flood Hazard Areas
 - a. No changes
- xxxvi. **Land Use Goals**
 - a. #1 - No changes
 - b. #2 - No changes
- xxxvii. **Land Use Policies**
 - a. #1 - No changes
 - b. #2 - No changes
 - c. #3 - No changes
 - d. #4 - No changes
 - e. #5 - No changes
 - f. #6 – Changes as agreed upon by board
 - g. #7 - No changes
 - h. #8 - No changes
 - i. #9 - No changes
 - j. #10 - No changes
 - k. #11 - No changes
 - l. #12 - No changes
 - m. #13 – Changes as agreed upon by board
- xxxviii. **Land Use Implementation**
 - a. #1 – Changes as agreed upon by board
 - b. #2 - No changes
 - c. #3 - No changes
 - d. #4 - No changes
 - e. #5 - No changes
 - f. #6 – No changes

- g. #7 - Changes as agreed upon by board – this includes breaking up the paragraph into 2 separate items
- h. #8 – Now becomes #9 – no other changes

6. **MUNICIPAL PLANNING GRANT**

- A. Christine Fuller said that she would like to have Rose Goings here to discuss the grant and suggested that this item be tabled to the next meeting.
- B. **MOTION by Terry Carter and seconded by Steve Stengel to table Item #6 – Municipal Planning Grant until the next meeting. Motion passed unanimously.**

7. **OTHER BUSINESS**

- A. Letter from Morris L., Silverstein regarding CVPS
 - i. Christine Fuller said that this letter is to advise the Planning Commission that CVPS is doing an upgrade on wire sizes from Mount Holly to the Smithville substation. This was presented to the Planning commission for information only and no action is required.
- B. Glossary
 - i. Christine Fuller suggested that this be placed on the agenda for the next meeting.
 - ii. Jason Rasmussen asked that they put discussion of future grant application on the agenda for the next meeting.
- C. Date for Next Meeting
 - i. Terry Carter advised that she will not be able to attend the meeting scheduled for August 16th and requested that the board considers changing the next meeting to August 23rd.
 - ii. Norman Vanasse said that he would not be able to make a meeting on the 23rd.
 - iii. The board discussed this and all other members would be able to meet on the 23rd.
 - iv. Terry Carter said that she would send out an email requesting the change of date to August 23rd to Rose Goings and all board members.

8. **ADJOURN**

- A. **MOTION by Norman Vanasse and seconded by Terry Carter to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Lisha Klaiber

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Christine Fuller