

PRELIMINARY MINUTES

**VILLAGE OF LUDLOW
BOARD OF TRUSTEES**

REGULAR MEETING

6:00 PM

June 7, 2016

BOARD MEMBERS PRESENT:

Bob Gilmore, Chairman Richard Harrison

BOARD MEMBERS ABSENT:

David Rose

STAFF:

Frank Heald

OTHERS PRESENT:

Ed McEneaney – LPCTV

1. **Call to Order**

- A. Chairman, Bob Gilmore, called the meeting to order at 6:00 p.m., Dave Rose absent.
- B. Frank Heald requested that the agenda be amended to include a new sewer allocation item.
- C. MOTION by Bob Gilmore and seconded by Richard Harrison to amend the agenda to include a new sewer allocation item for Lilyan Realty LLC. This will be Item #4D on the agenda. Motion passed unanimously.

2. **Approve Minutes from Previous Meetings**

- A. Bob Gilmore advised the minutes to be approved are from the regular meeting of May 3, 2016.
- B. Richard Harrison said he was not at that meeting, so he could not make a motion.
- C. Bob Gilmore tabled this until the July meeting.

3. **Comments From Citizens**

- A. There were none.

4. **Sewer Allocation Requests**

A. **Raja Khanna**

- i. Property address is 366 Ghia Farm Road, Parcel 030440.000
- ii. Bob Gilmore advised that this is a request to add a 5 bedroom dwelling unit to the sewer system.
 - (1) Allocation fee – 5 bedrooms @ \$780.00/bedroom \$3,900.00
 - (2) Hook on fee – dwelling unit @ \$4,500.00 \$4,500.00
 - (3) Allocation reserves 210 GPD
 - (4) Physical connection to the collector system shall be designed by a registered Professional Engineer (Vermont) connecting to an existing manhole by core and rubber boot. Plans to be reviewed and accepted by the Village of Ludlow prior to commencement of construction and actual connection shall be witnessed by a member of the Village wastewater staff.
- iii. **MOTION by Bob Gilmore and seconded by Richard Harrison to approve this application for an allocation for a 5-bedroom dwelling at \$780 per bedroom for an allocation total of \$3,900.00 and hook on fee of \$4,500 for a total of \$8,400.00 at 210 GPD. Motion passed unanimously.**

B. **OVMS, LLC**

- i. Property address is 10 West Hill, Parcel 220331.000
- ii. Bob Gilmore advised that this is a request to add one bedroom to an existing dwelling

- (1) Allocation fee – 1 bedrooms @ \$545.00/bedroom \$545.00
 - iii. **MOTION by Bob Gilmore and seconded by Richard Harrison to approve this application for an additional bedroom at \$545 per bedroom. Motion passed unanimously.**
 - C. **Winterplace COA**
 - i. Properties included are Winterplace units A-204, F-303, J-303, L-303, M-304, M-306
 - ii. Frank Heald advised that Winterplace is converting 6 lofts to bedrooms and the COA is the entity applying.
 - (1) Allocation fee – 6 bedrooms @ \$780.00/bedroom \$4,680.00
 - (2) Allocation reserves 420 GPD
 - iii. **MOTION by Bob Gilmore and seconded by Richard Harrison to approve this application for an allocation for 6 additional bedrooms to existing dwellings at \$780 per bedroom for an allocation total of \$4,680.00 at 420 GPD. Motion passed unanimously.**
 - D. **Lilyan Realty LLC**
 - i. Property address is 416 Ghia Farm Road
 - ii. Frank Heald advised that this is a dwelling that hooked onto the system without going through the Trustees. It is a request to add a 4 bedroom dwelling unit to the sewer system.
 - (1) Allocation fee – 4 bedrooms @ \$780.00/bedroom \$3,120.00
 - (2) Hook on fee – dwelling unit @ \$4,500.00 \$4,500.00
 - (3) Use Fees from 7/1/98 to 6/30/16 \$3311.12
 - (4) Allocation reserves 210 GPD
 - iii. **MOTION by Bob Gilmore and seconded by Richard Harrison to approve this application for an allocation for a 4-bedroom dwelling at \$780 per bedroom for an allocation total of \$3,120.00 and hook on fee of \$4,500 and use fees at \$3,311.12 for a total of \$10,931.12 at 210 GPD. Motion passed unanimously.**
 - E. Frank Heald advised that the payment of the fees is going through Attorney Matt Birmingham.
5. **Sewer Allocation Requests**
- A. **James Kubec**
 - i. Property address is 86 Main Street, Parcel 230508.000
 - ii. Frank Heald advised this is a “FYI” for the board. The Governor’s Inn is no longer a B&B. The owners will live in the apartment at the back of the house. The 9 bedroom front of the house will be changed to a single family dwelling, but this has to go to the Zoning Office. When the paperwork is complete, it will be reduced to a 9 bedroom single family dwelling. It will no longer be a commercial property and there will not be a restaurant. There will not be a consumption charge.
 - iii. Bob Gilmore asked what happens if it sells and the new owners want to make it a B&B.
 - iv. Frank Heald said they would have to apply for a change of use back to an Inn and commercial use. There is no change in the allocation.
6. **Other Business**
- A. There was none.
7. **Set Date for May Meeting**
- A. Meeting set for Tuesday, July 5, 2016 at 6:00 p.m.
8. **Sign Warrant Orders**
- A. Warrant orders were signed.
9. **Possible Executive Session/Personnel/Contracts**
- A. Frank Heald said that an Executive Session is not needed.
10. **Adjourn**

Village of Ludlow – Board of Trustees
Preliminary Meeting Minutes

- A. **MOTION to adjourn by Richard Harrison and seconded by Bob Gilmore. Motion passed unanimously.**
- B. Meeting adjourned at 6:18 p.m.

Respectfully submitted,

Lisha Klaiber

Robert Gilmore, Chairman

David Rose

Richard Harrison