

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REGULAR MEETING

November 18, 2010

MEMBERS PRESENT:

Fred Glover
Terry Carter

Alan Couch
Christine Fuller

Steve Stengel
Norman Vanasse

OTHERS PRESENT:

Rose Goings
Brian Shupe

Jason Rasmussen

Michelle Stinson – LPC-TV
Lisha Klaiber, Recorder

1. Call to Order

A. Fred Glover called the meeting to order at 5:30 p.m.

2. Roll Call by Recording Secretary

A. All members present. Alan Couch arrived at 5:34 p.m.

3. Approve Minutes

A. The minutes to be approved are from the meeting of October 19, 2010.

B. **MOTION by Christine Fuller and seconded by Norman Vanasse to approve the minutes from October 19, 2010 as presented. Motion passed unanimously.**

4. Comments from Citizens

A. There were none.

5. Town Plan Updating – Brian Shupe to discuss the Energy Section, Chapter 8

A. Jason Rasmussen introduced Brian Shupe to the board, advised that Brian Shupe is on the Vermont Natural Resource Council and is working on the Municipal Energy Plan manual.

B. Brian Shupe had a power point presentation. He explained that he is working on a Community Energy Planning and Implementation Manual and hopes to have it published by the end of the year and will send a copy to the board when it is complete. He said that he reviewed the draft of the Energy Section of the town plan and said that there are things that might be integrated into the Land Use and Transportation sections that are related to the Energy section. He advised that some towns have an energy committee to help implement the goals of the energy section of the town plans. He advised that applications for a Municipal Planning grant are due soon. He said that energy plans have been required in town plans since the late 1980's and must include:

- i. Analysis of Resources, Needs, Scarcities, costs and problems – this includes energy use with documented trends, projected future demand from both governmental and community entities, availability of energy resources, including local sources and potential renewable energy sources,

- fiscal impact of energy consumption for local government and community facilities based on current and projected costs, current or future problems or scarcities.
- ii. Statement of Policy on Conservation of Energy, including energy efficiency for buildings, possible retrofit of street lights and lighting to LEDs.
 - iii. Statement of policy on development of renewable energy resources. Net metered solar panels and wind turbines are exempt from local zoning and controlled by the Public Service Board. The town plan needs to develop plans for location of renewable energy equipment. He continued, saying that the guidebook with emphasize what other towns have done and are going to do. Some towns are converting to biomass in public schools.
 - iv. Statement of policy on patterns and densities of land use likely to result in conservation of energy. This ties into the Land Use chapter and may include promoting smart growth and compact development and density bonuses for developers that build energy efficient buildings. The state statutes have changed to encourage energy efficiency in new buildings. You may want to include energy efficiency standards. Also, if you are going to refer to reducing energy consumption, you need to know what the current consumption is. You may want to encourage pedestrians in the town center.
- C. Fred Glover noted that Ludlow has had a problem with parking and they put in the crosswalks to try to make the downtown more pedestrian-friendly.
 - D. Brian Shupe said that you could suggest that local businesses have their employees park in the municipal lot and not on the streets.
 - E. Alan Couch commented on replacing streetlights with LEDs and wondered what the Return on Investment would be.
 - F. Brian Shupe said that Efficiency Vermont has a website with a lot of information, and listings of programs and workshops.
 - G. Alan Couch noted that the new CFLs contain mercury and must be disposed of properly. He wondered about the cost of disposing them in the future.
 - H. Jason Rasmussen said that over the long term, you would save a lot of money on them. He has data in his office to explain this. He added that 90% of VTRANS' lights are LEDs.
 - I. Steve Stengel asked where towns would get the funding to changeover.
 - J. Brian Shupe said that different towns have different ways. Some towns have energy committees responsible for raising funds and getting possible grants. Some towns hire energy coordinators responsible for raising money.
 - K. Terry Carter said that Ludlow has a lot of recent retirees who might want to get involved. She added that Streetscapes or the Black River Academy Museum might want to work on it.
 - L. Christine Fuller said that she would like to see a Button Up Vermont workshop in Ludlow.
 - M. Jason Rasmussen said that the Regional Planning Commission is attempting to put together a baseline energy study for the towns in the region. Ludlow is challenging.
 - N. Fred Glover asked if the energy standards are addressed in Act 250.
 - O. Brian Shupe said that there are state standards now, but that they are weaker than they were in the past. They do include energy star rated homes and density bonuses. Your policy or program could enforce these standards.
 - P. Jason Rasmussen said that Ludlow is pursuing a village center designation.
 - Q. Brian Shupe said they could have a transportation center. Transportation is a huge challenge in Stowe, pretty much reliable in the winter, less so in the summer because people want to drive around. They have bike paths and sidewalks and had satellite parking.
 - R. Fred Glover said that Ludlow tried to do a bike path, but it was unsuccessful.
 - S. Rose Goings said it was stopped due to floodway issues.
 - T. Terry Carter said there were also problems with owner agreements.
 - U. Brian Shupe said that some towns mow and use VAST trails and bridges.
 - V. Jason Rasmussen said the Ludlow bike path project was funded, but it would have had to have crossed the river and it was not allowed to be built.

- W. Fred Glover said that the VAST approach is interesting and something for Ludlow to look at in the future.
- X. Rose Goings said that Springfield has a 6-mile round trip bike path by the river.
- Y. Terry Carter said that some equestrian groups pair with VAST for summer use.
- Z. Christine Fuller asked Brian Shupe if he had any specific recommendations for the draft of the energy section.
- AA. Brian Shupe said that it lacked background and was not specific enough. It needs to include current energy usage.
- BB. Christine Fuller said that an energy audit is very expensive.
- CC. Brian Shupe said Efficiency Vermont will help recoup the costs if you implement their programs. He said there are a lot of small steps that you can do yourself.
- DD. Christine Fuller said that, properly supported and advertised, they could probably get a good attendance at a Button Up Vermont workshop.
- EE. Jason Rasmussen said that he would put together what various data he can and start a draft for the next meeting that includes data and some of the suggestions Brian Shupe mentioned.

6. Other Business

A. Agenda for Next Meeting

- i. Fred Glover asked what chapters needed to be looked at again.
- ii. Jason Rasmussen said that Scenic Use (Chapter 3A) and Local Economy. He said that everything else is pretty much done.
- iii. Rose Goings said that they need to look at Housing and Definitions, also.
- iv. Steve Stengel asked if they voted on Utilities.
- v. Rose Goings said that chapters 2, 3, 4, 5, 7, and 3A has not been finalized.
- vi. Christine Fuller suggested going chapter by chapter to vote on finalizing them.
- vii. Rose Goings said they may want to incorporate some of tonight's information into Natural Resources, Local Economy, Housing, Transportation and the Energy sections.
- viii. Fred Glover said that they should encourage the DRB to include energy standards in their requirements.
- ix. Jason Rasmussen said they may want to consider including density bonuses for energy star rated buildings. He asked the board if they want him to incorporate the information from tonight's meeting into the respective chapters.
- x. Fred Glover asked which chapters might be modified?
- xi. Rose Goings said all but Community Profile.
- xii. Jason Rasmussen said that he needs to review tonight's information and see where it would fit into the town plan. He added that he can pull data from the Energy Atlas website. He added that most of what Brian Shupe mentioned could be dealt with in the Energy, Land Use and Transportation sections. He would email draft to the board.
- xiii. Board discussed the date of the next meeting and noted that December 21st would not be good. Next meeting is scheduled for **WEDNESDAY December 15, 2010 at 5:30 p.m.**
- xiv. Fred Glover said that the board would review suggestions from Jason Rasmussen about tonight's presentation and how it affects other sections of the town plan.
- xv. Jason Rasmussen said that Chapters 2, 3, 3A, 4, 5, 6, and 7 have not been finalized.
- xvi. Fred Glover said they could vote on Chapters 2, 3, 3A, 4, 5, and 7 at the next meeting.
- xvii. Jason Rasmussen said that he is still waiting from the schools for information and will send another email reminder. He said they could look at Energy and Scenic Resources at the next meeting.

B. Predisaster Mitigation Plan

- i. Jason Rasmussen said that Ludlow has had a Predisaster Mitigation Plan since 2006. The purpose of a plan is to reduce a threat before it actually happens. He has been speaking with

- Chief Kolenda. Some of the things that are considered are flooding, structure fires and bus crashes. Certain parts of the town are subject to flooding, like Commonwealth Avenue. Possibly that road could be stabilized.
- ii. Christine Fuller asked Jason Rasmussen if he has spoken with Frank Heald. She added that Mill Street was also flooded last year.
 - iii. Rose Goings said that Rublee Lane (the road leading into Black River Overlook) also floods and that there is an emergency entrance to it. She added that the entrance to Jackson Gore poses traffic hazards and also the intersection of Routes 100 and 103.
 - iv. Christine Fuller asked if there have been any changes since the last plan.
 - v. Jason Rasmussen said that some of the culverts have been replaced.
 - vi. Christine Fuller said that another dangerous place is the curve coming into the village from Route 100S – Andover Street. It is where two houses were hit by trucks on two separate occasions.
 - vii. Jason Rasmussen said that sprinkler systems are required for certain buildings to help prevent major structural fires.
 - viii. Rose Goings said that is covered by Fire and Safety. She mentioned the bridge by Dorsey Park at Andover Street.
 - ix. Fred Glover said the road by Benson’s and West Hill could also be looked at for traffic hazards.

7. **Adjourn**

- A. **MOTION by Christine Fuller and seconded by Steve Stengel to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse