

DRAFT

These minutes have not been reviewed
or approved by the convening board or commission.

PLANNING COMMISSION

REGULAR MEETING

June 16, 2009

6:00 p.m.

MEMBERS PRESENT:

Fred Glover, Chairman
Terry Carter

Alan Couch
Christine Fuller

Steve Stengel
Norman Vanasse

MEMBERS ABSENT:

Phil Dunwoody

OTHERS PRESENT:

Jerry Latta
Duncan Love – LPC TV

Dick Spaulding

Liz Spaulding

1. Call to Order

- A. Fred Glover called the meeting to order at 6:00 p.m. Roll call by Recording Secretary – all members present except Phil Dunwoody.

2. Review and Discuss Request from Jim McCall – Lakes District and Town Plan

- A. Liz Spaulding advised that she would be speaking about this matter. She is a resident of Lake Rescue and some of the people there have serious concerns about the health and quality of the lakes. It was her understanding that the Planning Commission was currently working on revisions to the Zoning Regulations.
- B. Fred Glover advised her that the Planning Commission is currently working on the update of the town plan. The town plan is broader in scope, while the zoning regulations are more specific. However, the board is interested in her comments.
- C. Liz Spaulding said that she hopes that the Planning Commission would consider adding Riparian Buffer Zones to the regulations. This would include a 10-15 foot strip, running horizontally along the shoreline that would be filled with natural vegetation. This would help with shoreline stability, it would be a natural filter of runoff to the lake, it would help fish and other water wildlife and it would be esthetically nicer looking. She would also like the board to consider prohibiting “keyhole zoning.” There is more and more new construction and camp upgrades going on at the lakes. There is erosion and sediment. She would like more control during construction and feels that more consideration should be given to topography. She showed the board pictures of homes, on the lake, with and without the buffer zones. She explained that without the buffer zones, the shoreline gets undermined.

- D. Steve Stengel asked if the Lake Rescue Association is involved in approving new buildings.
- E. Liz Spaulding said that she does not represent that organization and does not know if they do.
- F. Fred Glover asked if her information was anecdotal or where she gets her information.
- G. Liz Spaulding showed the board some articles from publications from the Division of Natural Resources.
- H. Fred Glover said that he has heard other concerns about erosion, but does not know the extent of the damage.
- I. Christine Fuller asked if people were losing “feet” of property.
- J. Liz Spaulding said people are losing some land and they need better rules to control the erosion. She went on to explain what she refers to as “keyhole” zoning. She said that in some instances, a group of homes share a single access to the lake or a single dock. She said that it becomes very congested and she considers it a safety issue, as well as added pollution.
- K. Christine Fuller asked if these were private homes.
- L. Liz Spaulding said, yes and one particular area is at Scott’s Landing.
- M. Alan Couch asked if there was a public access near there.
- N. Liz Spaulding said yes.
- O. Jerry Latta said there are shared docks from other parts of the area and people congregate and there are more boats. Some of the people do not own property on the lakes. It is very crowded and many people want access to the lakes.
- P. Dick Spaulding said that if it continues it could turn into a possible marina with 20 boats and there is nothing to prevent it.
- Q. Norman Vanasse asked about septic systems.
- R. Dick Spaulding said that the state has strict regulations on new or enlarged systems. He added that the state of Maine has required all lake residents to redo old septics.
- S. Jerry Latta said that some people still get their drinking water from the lakes.
- T. Fred Glover asked how the people with “keyholes”: get access to the lakes.
- U. Dick Spaulding said they have ROWs.
- V. Liz Spaulding said that she doesn’t want multiple people having access at one dock.
- W. Jerry Latta said that people want to be able to moor their boats instead of putting them in and taking them out at the landing.
- X. Fred Glover thanked them for coming in.

3. **Town Plan Workshop**

- A. Terry Carter advised that April Harkness had called and said that she would not be able to get there until 7:30 p.m. She added that April had emailed her the changes that she drafted for the Natural Resources section of the town plan.
- B. Christine Fuller said that the minutes said that they would start tonight with the Utilities section, but without someone from Regional that may be difficult. She does not want to proceed without some guidance. She said that they could begin with that.
- C. Norman Vanasse asked if the board intends to readopt the current town plan and wait for more current information to revise the entire document.
- D. Fred Glover said the board had discussed that and they would readopt this one.
- E. Norman Vanasse said the new census data would not be available until 2013.
- F. Fred Glover said that Jason Rasmussen said that he would work with Rose Goings on proper warning for the re-adoption of this plan.

- G. Christine Fuller indicated that in Section 3 of Natural Resources, there is a comment regarding tree cover in the Village. The recent survey indicated that many people were interested in that.
- H. Terry Carter said that they need to get the date of the Farm Bill. She would like to keep reference to it in the town plan.
- I. Christine Fuller noted that in Section 9.6 – Land Use, there are references to the Village.
- J. The board decided to insert the comments about tree coverage in the Village in the Land Use section.
- K. There was a general consensus among board members to insert all of April Harkness' suggestions into the town plan draft.
- L. The board started on the Agriculture Section.
- M. Fred Glover said that some of the comments proposed by April Harkness sound like they pertain more to the Regional Plan than a Ludlow Town Plan. He noted that the municipal plan should conform to the Regional plan, but they do not have to be identical.
- N. Christine Fuller suggested they incorporate April's comments into the existing town plan and use both, if possible. She asked Terry Carter to email all of April Harkness' comments to all board members to review for the next meeting.
- O. There was a general consensus to leave off at the Agricultural section. It was about 7:44 p.m.

4. **Possible Zoning Regulation Amendment – Route 100N**

- A. Fred Glover advised that Rose Goings had sent an email regarding the wording of the motion to warn the hearing for the proposed changes to the Town Residential Commercial District zoning. She indicated that the wording should say Route 100N.
- B. Steve Stengel said that the board had intended for the conditional use to be non-route specific.
- C. Fred Glover said that the motion should stay exactly as written and was what the board had intended. This would allow Auto Service Stations anywhere in the Town Residential Commercial District as a conditional use.
- D. Norman Vanasse said he would speak to Rose Goings on Wednesday.

5. **Other Business**

- A. Planning Director Position
 - i. Norman Vanasse said that Rose Goings should be at these meetings, as it would help a lot.
 - ii. Steve Stengel said that he has spoken to Frank Heald, recently and was told that the Select Board may address the issue in July.
 - iii. Fred Glover said that he had spoken to Phil Carter and then wrote to Frank Heald about expanding Rose Goings' position to include Planning Responsibilities. Frank Heald had also told him that he would take the matter up with the Select Board. He said that, at this point, it is not on the Planning Commission's plate.
 - iv. Steve Stengel said they should follow up.
- B. Board Communication
 - i. Alan Couch said that he missed the last meeting because he did not receive notice about it.
 - ii. Christine Fuller suggested that he contact Rose Goings as she generates the notices.

- C. Open Meeting Law
 - i. Fred Glover distributed copies of the Open Meeting Law. This law is about Executive or Deliberative Sessions. He suggested that the board members may want to review this law and they could discuss it at their next meeting.
 - D. Planning Commission Rules of Procedure
 - i. A copy of this document was distributed to all board members. Norman Vanasse noted that this document needs to be updated. He suggested that board members review this for the next meeting.
6. **Approve Minutes**
- A. The minutes to be approved are from the regular meeting of May 19, 2009 and the Special Meeting of June 11, 2009.
 - B. **MOTION by Norman Vanasse and seconded by Christine Fuller to accept the minutes from May 19th and June 11, 2009 as written. Motion passed unanimously.**
7. **Adjourn**
- A. **MOTION by Christine Fuller and seconded by Terry Carter to adjourn the meeting. Motion passed unanimously.**
 - B. Meeting adjourned at 7:47 p.m.
 - C. Next regular meeting will be July 21, 2009 at 6:00 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Phil Dunwoody

