

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REGULAR MEETING

July 21, 2009

6:00 p.m.

MEMBERS PRESENT:

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| Fred Glover, Chairman | Alan Couch |
| Terry Carter | Steve Stengel |

MEMBERS ABSENT:

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| Phil Dunwoody | Christine Fuller | Norman Vanasse |
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OTHERS PRESENT:

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| April Harkness | Philip Stratman | Duncan Love – LPC TV |
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1. Call to Order

A. Fred Glover called the meeting to order at 6:04 p.m.

2. Roll Call by Recording Secretary

A. All members present except Phil Dunwoody, Christine Fuller and Norman Vanasse.

3. Open Public Hearing – Readopting Municipal Plan

A. Fred Glover opened the public hearing at 6:05 p.m. He advised that this hearing is to receive comments regarding the re-adoption of the current Town Plan. He called for comments. There were none.

B. **MOTION by Alan Couch and seconded by Terry Carter that the Planning Commission recommends re-adoption of the existing town plan. Motion passed unanimously.**

C. Fred Glover noted that the recommendation would be passed on to Rose Goings to give to the Select Board.

4. Close Public Hearing

A. Fred Glover closed the public hearing at 6:06 p.m.

5. Open Regular Meeting

A. Fred Glover opened the regular meeting at 6:07 p.m.

B. Lisha Klaiber advised that there was no tape for recording the meeting. LPCTV is doing the video.

6. **Approve Minutes**

- A. The minutes to be approved are from the regular meeting of July 21, 2009.
- B. **MOTION by Alan Couch and seconded by Terry Carter to accept the minutes from July 21 2009 as written. Motion passed unanimously.**

7. **Comments from Citizens**

- A. There were no comments from citizens.

8. **Town Plan Updating**

- A. April Harkness advised that the Regional Planning Commission had re-adopted the Regional plan on July 21, 2009. It is available on the website at swcrpc.org or you may call the regional office for a copy. IT encompasses 10 towns and has a lot of data. Some of the data may be used in the Ludlow Town Plan.
- B. Fred Glover said that Rose Goings had left copies of an erosion control plan, submitted by Mrs. Spaulding, for the board's consideration.
- C. April Harkness distributed copies of edits that she suggests be included in the Forest Resources section of the Town Plan. She suggested that the existing goals remain and these policies be added.
- D. Agricultural Resources – April Harkness said that it is important to add protection of primary agricultural soils to the town plan. It is a state goal and would be referred to at an Act 250 hearing. A Future Land Use map should also be added to the town plan. The Regional Plan discourages growth in area of primary agricultural soils, wetlands and slopes.
- E. Fred Glover said that would include growth along the Black River.
- F. April Harkness said that the Black River is also a flood plain. She will email suggested additions to Terry Carter.
- G. Fred Glover asked April Harkness if the Regional Planning Commission has a general thought of what Ludlow may experience with regard to future development.
- H. April Harkness asked about Okemo.
- I. It was noted that Okemo has some of its building in Phase II on hold. No one was aware of anything planned beyond that.
- J. April Harkness advised that Jason Rasmussen has spoken about transportation funding and the region will do a build-out analysis of Ludlow. Using a computer GIS program, they will plug in current building sites, natural resource constraints, zoning regulations and parcel boundaries, and making some assumptions, they will be able to create a map that will show potential building locations. The Regional Planning Commission will do this in the fall when we get into Land Use. The Regional Planning Commission tries to encourage growth in Villages. They also encourage cluster development. They are working with the town on the Armory project.
- K. Terry Carter asked about "spaghetti lots."
- L. April Harkness said Regional is trying to discourage them.
- M. Steve Stengel said that board members have copies of Springfield's town plan and suggested that they look at invasive species, air quality and noise and light pollution.
- N. Water Resources - April Harkness provided comments that she suggested be included in the Water Resources section.
- O. Fred Glover referred to the erosion submitted by Mrs. Spaulding.

- P. April Harkness noted that it is covered by the comments provided.
- Q. Fred Glover said that there is a lot of erosion on the lakes and it should be addressed in the town plan.
- R. April Harkness will send information on invasive species to the board.
- S. Earth and Mineral Resources - April Harkness provided comments that will be added to the existing comments in the town plan.
- T. Fred Glover asked about maps.
- U. April Harkness said the state has sand and gravel maps.
- V. Air Quality – April Harkness said the greatest threat is car emissions.
- W. Steve Stengel asked about outside wood burning stoves.
- X. Fred Glover said there are laws about what may be burned in them. He also noted that there are ordinances in both Ludlow Town and the Village that cover items that may not be in the zoning regulations. He suggested getting copies of these to keep as references.
- Y. April Harkness started to look at remaining sections of the town plan. Local Economy is Section 5 and Utilities, Facilities and Services is Section 6. The board will work on these sections. She noted that Frank Heald is on the Regional Solid Waste board and will be able to assist with that portion. Jason Rasmussen will help on Section 7 – Transportation. April Harkness will assist with Land Use and the Build Out. She will also refine maps and help with a Future Land Use map. She may also assist with Energy. The following tentative schedule for future work was set:
 - i. September 15, 2009 – Board to finalize Natural Resources, and start Local Economy
 - ii. October 13, 2009 - Board to finish Local Economy, start Utilities, Facilities and Services (invite Loran Greenslet)
 - iii. November 17, 2009 - Transportation (invite Jason Rasmussen)
 - iv. December 15, 2009 – Energy (Christine Fuller and Phil Dunwoody present/April Harkness may attend)
 - v. January 19, 2010 – Land Use (invite April Harkness)
- Z. April Harkness said that she would coordinate with Regional staff.
- AA. Terry Carter said she would email the schedule to Rose Goings.

9. **Other Business**

- A. Planning Director Position
 - i. Fred Glover said that he had called Frank Heald about getting the Planning Director position on an agenda for a Select Board meeting. He would like to attend their meeting and also have Phil Carter be present.
- B. Planning Commission Rules of Procedure
 - i. Revised document, adopted at July meeting was signed by those present.

10. **Adjourn**

- A. **MOTION by Steve Stengel and seconded by Alan Couch to adjourn the meeting. Motion passed unanimously.**
- B. Next meeting will be Tuesday September 15, 2009 at 6:00 p.m.

Respectfully submitted,

Lisha Klaiber