

DRAFT

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

PLANNING COMMISSION

SPECIAL MEETING

April 14, 2009

MEMBERS PRESENT:

Fred Glover
Terry Carter

Alan Couch

Steve Stengel

MEMBERS ABSENT:

Phil Dunwoody

Christine Fuller

Norman Vanasse

OTHERS PRESENT:

Tom Kennedy

Jason Rasmussen

1. Call to Order

- A. Fred Glover called the meeting to order at 6:15 p.m. Roll call by Recording Secretary – all members present except Phil Dunwoody, Christine Fuller and Norman Vanasse.

2. Town Plan Workshop

- A. Fred Glover welcomed Tom Kennedy and Jason Rasmussen from Regional Planning Commission.
- B. Jason Rasmussen asked the board how they would like to proceed and what help would they like from Regional.
- C. Fred Glover said that the last time the town did the town plan, they hired Burnt Rock and the town plan is demographically and statistically heavy. The consensus of this board is that maybe we don't need so many statistics.
- D. Steve Stengel noted that the survey only had 28% response from residents.
- E. Tom Kennedy cautioned that the survey is just a sense. There are differences between residents and 2nd homeowners.
- F. Fred Glover noted that Ludlow has always had a dichotomy and now it is just more affluent. The Londonderry plan does not have as many statistics.
- G. Tom Kennedy said that Regional could read their drafts as the Planning Commission gets them finished. Regional can also help with transportation, land use and natural resources. Regional is currently in the process of updating the Regional plan. This board should also consider changes to the zoning regulations and to make sure that they conform to the town plan. Regional can help with some facilitation. Joelle has sent a lot of information on energy to Christine Fuller. Regional can also help with housing.
- H. Fred Glover said that some chapters do need statistics.
- I. Tom Kennedy agreed that you don't need as many statistics as in the current plan.

- J. Fred Glover said the board does not need to follow the same format as the current plan. What is the best way to proceed? Where to make changes and what should be the focus. Some of the goals in the current plan do not match the data.
- K. Tom Kennedy said to rewrite the town plan; it generally takes about 2 years with assistance. Regional can provide maps.
- L. Steve Stengel said that this board does not want to completely scrap the town plan. It is not bad, but has too much filler. Some pieces did not make sense.
- M. Tom Kennedy asked which chapters are most important. There have been changes to the Flood regulations and wildlife issues at the state. There has been an increase in the number of applications at Act 250 for mineral extraction. Is the language in your town plan strong enough? Specific areas where Regional can help are: forest issues, agriculture, wildlife habitats, housing, mineral extraction, utilities and facilities. Regional suggests that towns tighten up language in certain areas.
- N. Fred Glover noted that the town plans are used in Act 250 applications.
- O. Tom Kennedy said Regional is trying to get towns to be more compact and redevelop villages.
- P. Fred Glover said that they need to consider the impact that one zoning district has on another. He can get the ski area information from Bruce Schmidt.
- Q. Jason Rasmussen advised that the Capital budget program passed and the board should look at that.
- R. Fred Glover said that the board could get information about the water/sewer departments from Loran Greenslet.
- S. Tom Kennedy said the board should look at communication issues. See what the state recommends with regard to cell towers. Much of it may be controlled by the Public Service Board. He also suggested they consider the money available from the stimulus package for alternative energy programs and consider locations for wind turbines.
- T. Jason Rasmussen said alternative energy would be considered under Act 248.
- U. Fred Glover mentioned that the board should consider ridgeline development.
- V. Tom Kennedy said that Regional could also help with solid waste, but that Frank Heald also has a lot of information.
- W. Jason Rasmussen said that Regional could assist with transportation and the Route 103 corridor. They have a build-up analysis and can work with the town on that. You also may want to consider flood hazard areas and what to do with them.
- X. Fred Glover said that the plan responds to trends and needs.
- Y. Jason Rasmussen said they should look at what the town plan says about wind turbines. Regional can also assist with Land use. He noted that the current town plan did not have a future land use map as recommended by the state
- Z. Tom Kennedy said that Regional is also in the process of updating their plan. They also have to update every 5 years. He advised that there is a discrepancy between the Ludlow town plan and the regional plan in the area around Route 103 and Route 100 intersection. Regional plans supercede town plans. He can mail it to them.
- AA. Jason Rasmussen noted that Regional is trying to concentrate development in villages.
- BB. Fred Glover said that this board considered asking the Select Board to readopt this plan.
- CC. Tom Kennedy advised the board that the current Ludlow town plan expires in May. They need to start the hearing process to readopt this plan as soon as possible. He thinks they should start the re-adoption process and continue to work on the update.
- DD. Terry Carter said they should warn a public hearing for May.
- EE. Fred Glover said that specific parties must be notified. The Planning Commission must hold a public hearing and then the Select Board must also hold a public hearing.
- FF. Jason Rasmussen said that Regional can assist Rose Goings with the notices.

- GG. Tom Kennedy said they will work with Rose Goings and have a template for the warning notice.
- HH. Fred Glover said that he has discussed re-adoption with Rose Goings.
- II. Tom Kennedy said that for land use, the board may want to go to a Select Board meeting with items of concern and discuss it with the Select Board before they formally submit the town plan draft to them. He said that Monday nights are not good for members of Regional to come to Ludlow, Tuesday s and Thursdays are better. They would prefer to discuss only town plan items at the meetings set aside for town plan.
- JJ. Jason Rasmussen said that they could start with natural resources and transportation and maps, and then proceed to land use.
- KK. Tom Kennedy said that he is available on April 28th and they can go over housing. He asked board members to read and review that section. He advised that Vermont law says that they must address Affordable Housing. They should look at their policies. He asked if they could send him a copy of their marked-up draft.
- LL. MOTION by Alan Couch and seconded by Steve Stengel to warn a public hearing to be hold at 6:00 p.m. on Tuesday, May 19, 2009 to readopt the current town plan. Motion passed unanimously.
- MM. Lisha Klaiber to email Rose Goings about the warning.
- NN. Tom Kennedy said that at that meeting, after the hearing, he would suggest they work on natural resources and maybe to look at areas of conflict between Regional and Ludlow plans. If there is time, they can also look over economic development.

3. **Adjourn**

- A. **MOTION by Terry Carter and seconded by Alan Couch to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:32 p.m.
- C. Next meeting will be April 28, 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