

**PLANNING COMMISSION**

**PRELIMINARY MINUTES**

**REGULAR MEETING**

April 17, 2018

**MEMBERS PRESENT:**

Alan Couch, Chairman	Alan Isaacson
Terry Carter	Logan Nicoll

**MEMBERS ABSENT:**

Norm Vanasse

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

John Denner	Jason Rasmussen	Vincent Guerrero-Okemo Valley TV
Marissa Selleck		Lisha Klaiber, Recorder

**1. CALL TO ORDER**

- A. Alan Couch called the meeting to order at 6:00 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

- A. All Planning Commission members present, except Norm Vanasse.

**3. Consideration of any Changes, Additions or Removals to the Agenda**

- A. Alan Isaacson requested that the letter from Diane Mueller regarding the Orton Family Trust be added to Item #6.  
B. Rose Goings noted that the letter had been received after the last meeting.  
C. Alan Couch said the letter would be discussed under agenda item #6.

**4. APPROVE MINUTES**

- A. The minutes to be approved are from the meeting of March 20, 2018.  
B. Terry Carter requested that after item 6T, another item should be added: Aaron Galley said more trees are needed on Main Street.  
C. Terry Carter said that included in item 6V, should be that it should be head-in parking.  
D. Terry Carter said that included in item 6MM, should be that the cost was about \$1.25 million.

- E. Alan Isaacson referred to item 6KK, and asked that copies of the 1996 Chamber of Commerce Guide be requested from Margi Graf, either by copy or scan.
- F. **MOTION by Alan Isaacson and seconded by Logan Nicoll to approve the minutes March 20, 2018 as amended. Motion passed unanimously.**

5. **COMMENTS FROM CITIZENS**

- A. Marissa Selleck from the Black River Independent School Committee advised that the group has received its 501(c) (3) status and has opened a bank account. She added that the meetings are going well.

6. **TOWN PLAN – DISCUSS MARCH MEETING**

- A. Alan Couch said there was great input at the last meeting and most of it was items that this board had on its radar. It was very productive.
- B. Alan Isaacson said he is willing to do pizza quarterly or semi-annually.
- C. Terry Carter said she would bring the beverages again.
- D. Alan Isaacson said there were a lot of good comments. He added that in the Vision, we need to be careful about what the town can do and what citizens and organizations can do for themselves. He said that the Select Board would be more conscious of this because of financial implications.
- E. Alan Couch said there were a lot of good things suggested, but some of it comes down to money available.
- F. Alan Isaacson said fixing empty storefronts would not be something the town could do.
- G. Terry Carter said that would also apply to large events that the Chamber may do.
- H. Logan Nicoll suggested that the town could encourage businesses or restaurants to offer deals during months like April.
- I. Terry Carter said that Main Street could look more appealing.
- J. Alan Couch said the town could make the roads and sidewalks more passable.
- K. Terry Carter referred to lowering the speed limit on Main Street in the Village.
- L. Alan Isaacson said that according to Frank Heald, that is not possible.
- M. Terry Carter noted that the state will be paving Route 103 up to the Village line, but not in the village, so the town should be able to lower the speed limit there.
- N. Logan Nicoll said there is a website that shows where road work will be done and it does not include the village.
- O. Alan Isaacson said that someone suggested getting a petition together to lower the speed limit to 25 MPH and Frank Heald said it would not help.
- P. Logan Nicoll said it is a good goal and he would bring it up at the next Select Board meeting.
- Q. Alan Isaacson said it does not make sense that, in the Village Route 100S is 25 MPH, while Route 103 is 30 MPH.
- R. Logan Nicoll said that all of this board's discussions in the past were reinforced by the comments at the March meeting.
- S. Terry Carter said that included the future of Bixby Field.
- T. Alan Couch said we need to be aware of what the town can and cannot do.
- U. Alan Isaacson said they would discuss this when they get to Implementation.
- V. Jason Rasmussen said he looked at the comments from the last meeting and the current Vision Statement and noted that the town is not growing in population, but is getting older. In regard

- to Economy, Ludlow is not just about Okemo and people would like to diversify and see small tech firms.
- W. Terry Carter added there was also a comment about a brewery.
- X. Jason Rasmussen said people want a vibrant village center, trees and slower traffic. They want Ludlow to be a place where people want to live, with things to do and good schools.
- Y. Alan Isaacson said it is hard to tell what comes first; growth or a strong economy. Will better jobs bring more people or will housing bring more jobs and people.
- Z. Jason Rasmussen said that in Chester, some employers are having a hard time finding people to fill mid-level jobs. He doesn't know how to address and achieve better housing and recreation. He suggested inviting Bob Flynn from the Springfield Area Regional Development Corp. to come to a meeting.
- AA. Alan Isaacson asked where we start with the goals.
- BB. Jason Rasmussen said people talked about the restaurants, skiing, lakes, noted that the Recreation fields need work and the situation with the schools.
- CC. Terry Carter said they also mentioned fiber optics and better broad band.
- DD. Alan Couch said it is hard to get investments in the infrastructure.
- EE. Jason Rasmussen said that Cavendish has formed a Telecommunications Committee to work on broad band and are willing to explore possibilities with neighbors.
- FF. Terry Carter said we could invite them to a meeting.
- GG. Alan Isaacson said that COMCAST does have good broad band and it is dependable, but does not reach parts of Ludlow.
- HH. Logan Nicoll said that in the past, the Select Board has been apprehensive, but there are Energy Committees throughout the state. We may want to form more committees to get more people involved.
- II. Terry Carter said that Richard Dunseith would be a person to ask to chair that committee.
- JJ. Alan Isaacson said that Ludlow has very little participation in town government and nothing is done to attract more people to get involved.
- KK. Jason Rasmussen said he has seen very few meetings that were attended by younger people.
- LL. Terry Carter said she will talk to Richard Dunseith and invite him to a meeting.
- MM. Jason Rasmussen asked if the current Vision Statement is still accurate.
- NN. Alan Isaacson said that he agrees with a comment made at the March meeting that we should not emphasize Ludlow as a "resort" town.
- OO. Terry Carter said we should add language to promote high tech industries.
- PP. Alan Isaacson said we don't want to limit it to high tech only.
- QQ. Jason Rasmussen said the Vision Statement is easier to read when it is shorter.
- RR. Rose Goings said the idea is to shrink the town plan.
- SS. John Denner said that paragraph #2 says to encourage farming and there is very little farming in Ludlow.
- TT. Terry Carter said there are some small organic farms.
- UU. John Denner said there should be something about encouraging manufacturing in the Vision Statement. He added that business promotions could be marketed through the state.
- VV. Jason Rasmussen said he can move farming from being first in the list.
- WW. Alan Couch asked if they should consider working on the body of the plan first, then write the Vision Statement to fit that order.
- XX. Alan Isaacson asked, or should they write the Vision Statement first?
- YY. Jason Rasmussen said he would work on the Vision Statement for the next meeting.
- ZZ. Alan Isaacson agreed that farming should not be first in the list, but not removed. He suggested adding growth and business diversity. He suggested reversing the order of items 2 and 1.

- AAA. John Denner suggested changing preserve to enhance.
- BBB. Terry Carter said she prefers preserve.
- CCC. Logan Nicoll said that historic is not mentioned in the Vision Statement.
- DDD. Alan Isaacson said that agriculture should not be listed as a primary goal.
- EEE. Terry Carter said she does not want commercial listed first.
- FFF. Alan Isaacson suggested encouraging strong, stable, diversified economy and deleting “rural.”
- GGG. Logan Nicoll said they need to look at how Act 250 will look at the town plan. They also need to decide what is necessary and what is redundant.
- HHH. Jason Rasmussen said to Act 250, the word “encourage” is weak, while “preserve and protect” are stronger.
- III. Terry Carter said she wants rural countryside left in.
- JJJ. Jason Rasmussen said in the Action Steps matrix, he included a line for the Orton Family Trust and put in a link to the foundation.
- KKK. Alan Isaacson said it would be worth contacting them.
- LLL. Jason Rasmussen said they can investigate and find out what the application process is. He does not know their grant time line. He will check it out. He said the board should also coordinate with not only Okemo, but all of the other larger companies in town.
- MMM. Terry Carter suggested asking a representative from Orton to come to a meeting.
- NNN. Jason Rasmussen suggested finding out what the Orton process is first. He asked board members to look over the matrix and discuss it at their next meeting.
- OOO. Alan Isaacson said he had looked it over and thinks that the zoning by laws should be reviewed after the town plan is done to set them with the town plan. He agreed that this board should talk with the other large companies in town, such as IMERYS, JELD-WEN and maybe Mack Molding because some of its employees live in Ludlow. He noted that the Rockingham Land Trust is no more.
- PPP. Jason Rasmussen said it is now the Windham/Windsor Trust.
- QQQ. Alan Isaacson said the Housing Trust of Rutland was involved with the recent upgrade of the Tuckerville
- RRR. Rose Goings said she does have contact with them.
- SSS. Logan Nicoll said we should go through Windham/Windsor.
- TTT. Jason Rasmussen asked if the board wants to talk to the local housing associations.
- UUU. Terry Carter said yes.
- VVV. Alan Isaacson suggested contacting them and seeing if they can send us information on what they can provide, then, ask them to come to a meeting.
- WWW. Jason Rasmussen said he would email revised Vision Statement and goals before the next meeting.
- XXX. Alan Isaacson asked about the USDA Development Grants and the Vermont Community Development Grants and what the board needs to do to apply.
- YYY. Jason Rasmussen said he will see what grants are available and email the list to the board.
- ZZZ. Terry Carter asked about the Cavendish group.
- AAAA. Jason Rasmussen said he will get in touch with them and see what happens.

## 7. OTHER BUSINESS

- A. Next meeting, May 15, 2018
- B. Logan Nicoll said that the Annual Energy Conference for the state is on May 8, 2018 at 5:00 PM at the Montshire. He is going and will forward the email announcement to board members.

8. **ADJOURN**

- A. MOTION by Logan Nicoll and seconded by Alan Isaacson to adjourn this meeting. Motion passed unanimously.
- B. Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Lisha Klaiber

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Alan Couch, Chairman

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Logan Nicoll

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Terry Carter

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Norman Vanasse

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Alan Isaacson